



**Marinette**  
expanding horizons

## City of Marinette

Denise J. Ruleau  
Mayor

January 13, 2014

Mr. Don West  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Ms. Deborah Orr  
Environmental Protection Agency, Region 5  
77 West Jackson Boulevard  
Chicago, IL 60604-3507

**Re: Marinette, WI Downtown Riverfront Revitalization & Redevelopment Initiative USEPA Brownfield Community Wide Petroleum and Hazardous Materials Assessment Grant**

Dear Mr. West & Ms. Orr:

The City of Marinette is pleased to submit this combined application for the USEPA Brownfield Community Wide Petroleum (\$200,000) and Hazardous Materials Assessment Grant (\$200,000). Our application includes responses to all threshold and ranking criteria as described within the application materials. The City will use the requested Petroleum and Hazardous Materials funds to support brownfield redevelopment in our downtown riverfront area to reduce threats to our citizens' health, welfare, and our environment; help create new jobs; increase tax base; eliminate blight; and stimulate our economy. Just as importantly, the funding will allow us to support redevelopment projects that result in the protection and restoration of our riparian shoreline of the Menominee River and Menekaunee Harbor, and allow us to create and expand our green space along our water frontage.

A major focus for our combined EPA Community Wide Hazardous Materials and Petroleum Assessment Grant would be on performing environmental due diligence for brownfield redevelopment to support Marinette Marine Corp. expansion, new supply chain startups, and desperately needed housing to accommodate the thousands of new jobs that are being created at Marinette Marine's northeastern Wisconsin facility. However, we currently rank 70th out of 72 counties in Wisconsin for poor health behaviors, including adult smoking and obesity, physical inactivity, excessive drinking, motor vehicle deaths, STDs, and teen birth rate, all significantly above the State and National benchmarks for these behaviors. Not unsurprisingly, our cancer morbidity is one of the highest in the State. Our goal is to identify and assess brownfields along our riverfront corridor to make way for an influx of better housing, a thriving downtown commercial district, and provide for more and better transit and greenspace in the downtown riverfront corridor to improve the general health and wellbeing of our existing and new urban workforce residents. If we provide our residents better housing options, stable, high paying jobs, and cleaner air and water, we anticipate improving our community health behaviors and drug dependency that is affecting our ability to maintain a strong and dependable workforce.

### **A. Applicant Identification**

The proposed recipient of the EPA Community-Wide Hazardous Materials and Petroleum Assessment Grant monies is the City of Marinette with offices located at 1905 Hall Avenue, Marinette, WI 54143-1716.

### **B. Applicant DUNS Number – 074773615.**

### **C. Funding Requested**

- i. Grant Type: Assessment Grant.
- ii. This application is for the combined EPA Hazardous Materials and Petroleum Assessment Grant to be utilized for the assessment of contaminated lands targeted for remediation and redevelopment.

- iii. We are requesting \$200,000 to be utilized for contaminated land assessment activities for hazardous substances and \$200,000 for petroleum assessment to assist in future downtown and riverfront City revitalization and redevelopment efforts.
- iv. This application is a Community-Wide Assessment Grant.

**D. Location**

The City of Marinette is located in the northeastern-most portion of Wisconsin in Marinette County. Menominee River in directly north and to the east is the Bay of Green Bay, Lake Michigan. The community nearest to Marinette is Menominee, Michigan, which is directly north of the City and makes up the northern half of the Marinette-Menominee metropolitan area. Because of our size and location, the Marinette-Menominee metropolitan area serves as a commercial and industrial center for a large area of northeastern Wisconsin and the Upper Peninsula of Michigan.

**E. Site Specific:** This is a community wide application and does not include site specific information.

**F. Project Contacts**

**Project Director**

Mr. Brian Miller, P.E.  
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Marinette, WI 54143-1716  
Phone (715) 732-5135, Fax (715) 732-9419  
Email: [bmiller@marinette.wi.us](mailto:bmiller@marinette.wi.us)

**Chief Executive**

Ms. Denise J. Ruleau; Mayor – City of Marinette  
1905 Hall Avenue  
Marinette, WI 54143-1716  
Phone (715) 732-5120, Fax (715) 732-5122  
Email: [druleau@marinette.wi.us](mailto:druleau@marinette.wi.us)

**G. Date Submitted** - January 22th, 2014 via United Postal Service Delivery.

**H. Project Period** - Three years.

**I. Population** - Our population is 10,968 persons (U.S. Census Bureau, 2010).

**J. Special Consideration:** The City of Marinette has the ability to leverage other public and private dollars. Moreover, we have suffered significantly in recent years from dramatic, mass lay-offs and manufacturing plant closures.

**Other**

The City of Marinette is not a federally designated tribe, Empowerment Zone/Enterprise Community, or Renewal Community, nor is it a community recognized by the Department of Justice for its Weed and Seed strategy.

Thank you for consideration of our grant application materials and we trust you will find them complete and worthy of an award. We have thoroughly enjoyed our historical working relationship with the USEPA.

Sincerely,

  
Denise J. Ruleau  
Mayor

Enclosure

## Ranking Criteria for Assessment Grants

### 1. Community Need (45 points)

#### a) Targeted Community and Brownfields (20 points)

##### i. Targeted Community Description (5 Points):

The City of Marinette is the largest community in Northeast Wisconsin. It was incorporated in 1887 and by 1900 was the tenth largest city in Wisconsin. Marinette also contains the neighborhood of Menekaunee, which was an incorporated Menominee Indian Village until it was annexed to the City of Marinette. The first white settlers came to Menekaunee in 1845, and the area is sometimes referred to as "East Marinette".

In the late 19<sup>th</sup> century, the City experienced a lumber boom, which can be largely attributed to its prime location at the mouth of the Menominee River (Menekaunee Harbor) along the shore of Lake Michigan within Green Bay. The lumber industry declined during the start of the 20<sup>th</sup> century, but the City took advantage of its position along the river and shoreline with a paper mill (Kimberly Clark) and other industrial plants, including Marinette Marine (a shipyard), Ansul/Tyco (a manufacturer of fire protection systems), ThyssenKrupp Waupaca Foundry (ductile iron casting), KS Kolbenschmidt US Inc. (cast and machined auto parts), and Silvan Industries (a manufacturer of pressure vessels).

The City is interested in redeveloping older, blighted sectors of its downtown, riverfront, and harbor area. Based upon prior successes using EPA grant funding, the City knows the transformative power that the redevelopment of contaminated and blighted property can have on a community. The City has a solid foundation of redevelopment experience and is poised to accomplish goals set for the downtown/riverfront and harbor area. These revitalization areas, which extend from the central downtown riverfront corridor eastward to Menekaunee Harbor, have been targeted for redevelopment for several reasons, including the need to 1) remove/renovate blighted buildings, 2) remediate contaminated soil with direct contact issues, 3) secure additional space for affordable workforce housing, 4) create commercial and industrial business ventures, and 5) restore and redevelop the valuable, underutilized riparian shoreline and Menekaunee Harbor area of the Menominee River.

##### ii. Demographic Information (5 Points):

| Demographic                          | CT 500 <sup>4</sup> | CT 400 <sup>4</sup> | Marinette | Marinette City | Wisconsin | U.S.        |
|--------------------------------------|---------------------|---------------------|-----------|----------------|-----------|-------------|
| Population <sup>1</sup>              | 3,934               | 4,528               | 10,968    | 41,749         | 5,686,986 | 308,745,538 |
| Unemployment <sup>2</sup>            | 12.2%               | 7.4%                | 10.8%     | 9.9%           | 9.2%      | 9.6%        |
| Poverty Rate <sup>3</sup>            | 14.3%               | 19.2%               | 17.5%     | 12.9%          | 11.6%     | 13.8%       |
| Per Capita Income <sup>1</sup>       | \$20,963            | \$22,166            | \$20,983  | \$22,585       | \$26,624  | \$27,334    |
| Median Household Income <sup>1</sup> | \$38,989            | \$34,223            | \$37,016  | \$49,880       | \$51,598  | \$51,914    |

1. Data is from the 2010 U.S. Census data and is available at <http://www.census.gov/>

2. Data is Jan. 2010 data from the Bureau of Labor Statistics and is available at [www.bls.gov](http://www.bls.gov)

3. Data from <http://www.usa.com/WI0759615004.html>

4. CT = Census Tracts WI075961500 and WI075961400 (Comprise >77% of City population and nearly all of the City Riverfront Downtown area).

##### iii. Brownfields (5 Points):

Many sections of the Marinette's downtown and riverfront/harbor area contain former industrial and manufacturing sites, as well as abandoned gasoline stations, bulk fuel depots, and auto repair facilities, all of which have long since reverted into abandoned properties or are being underutilized as small, inappropriate retail or low-income housing. Additionally, large areas of the riparian shoreline and Menekaunee Harbor have documented shoreline and sediment contamination from a long history of previous industrial, commercial, and non-conforming uses along the Marinette riverfront. To date, a total of 373 chemical releases in Marinette are being tracked by the Wisconsin Department of Natural Resources.



The vast majority of these activities have been contaminant releases occurring in the downtown/riverfront corridor. Contamination assessment is needed before the City can undertake restoration efforts to convert the impacted land, waters, and sediments into a public resource that can be safely enjoyed by residents and tourists. The table below presents some of the brownfield properties that have been identified in the downtown and riverfront/harbor area.

| Brownfield ID/Location                             | Contaminants  | Exposure Pathways  | Health Effects   |
|--|---|--|--|
| Contamone, LLC (aka Colonial Building)             | MGP waste, lead, cadmium, PAHs                            | Direct contact, vapor and airborne particulate inhalation  | Cancer, respiratory, target organ damage, acute health effects |
| Goodwill Industires                                | Lead, PAHs, cyanide, arsenic                              | Direct contact, ingestion, airborne particulate inhalation | Liver/kidney damage, respiratory, anemia                       |
| Wisconsin Public Service Co.                       | MGP waste, lead, cadmium, PAHs                            | Direct contact, vapor, airborne particulate inhalation     | Cancer, respiratory, target organ damage, acute health effects |
| Menekaunee Harbor Riparian Edges and Harbor Sludge | Arsenic, Toluene, 1,2-Dichlorobenzene, Methylene Chloride | Direct contact, ingestion                                  | Liver/kidney damage, cancer                                    |
| Pfister S X (former gas station)                   | Diesel, leaded gasoline                                   | Direct contact, vapor and ingestion                        | Cancer, respiratory, liver/kidney damage                       |

The majority of these brownfield sites have not been comprehensively assessed and represent a continued source of 1) threats to public health, 2) contamination of the harbor and riverfront, and 3) blight in the surrounding areas, all of which lead to further distress, negative perception, and community disinvestment. For example, from 1910 to 1960, the Wisconsin Public Service Corp. (WPSC) owned and operated a 4 acre Manufacturing Gas Plant (MGP) that contaminated the groundwater, soil, and river sediment in the area with PAHs and benzene. This site is located about 750 feet south of the Menominee River and approximately 1.5 miles upstream from the Menekaunee Harbor. Currently, a public boat landing and park (Boom Landing) is located between the river and the site. As a direct result of the impacts from this MGP site and other industrial contributors along the downtown riverfront, the EPA has designated the Menominee River and Menekaunee Harbor as an Area of Concern (AOC) in the Great Lakes.

#### iv. Cumulative Environmental Issues (5 Points)

The presence of brownfield properties in Marinette represents a significant environmental justice concern. According to the 2010 census, the City of Marinette is home to over ¼ of the county's population. However, the City has a lower per capita income (\$20,983), lower median household income (\$37,016), and higher poverty rate (17.5%) than the county as a whole, indicating that a disproportionate percent of the county's impoverished residents are living in close proximity to the brownfield properties that are concentrated in the downtown and riverfront/harbor areas. Additionally, the City of Marinette is home to a large percentage of disabled citizens (16.1%) and households on food stamps (17%).

In addition to the brownfield properties that affect the health and welfare of Marinette's citizenry, the City also suffers from polluted lakebed sediments resulting from years of chemical releases to the Menominee River. The Menekaunee Harbor is plagued by polluted lakebed sediments and is designated as part of the Menominee River Area of Concern, a geographic area identified by the federal government as severely degraded due to water contamination from chemicals in lakebed sediments. The harbor is one of three contaminated sediment sites on the Wisconsin side of the river and is on the federal list of impaired waters. Chemicals, sawdust, logs, and other materials released into the river over the years have been transported by the river as it makes its way to Lake Michigan, eventually ending up in Menekaunee Harbor. That



accumulation, or sedimentation, has hurt fish and wildlife habitat and has restricted recreational and commercial use of the harbor for boating and fishing.

**b. Impacts on Targeted Community [15 Points]**

The downtown and riverfront/harbor area has a long history of previous industrial, commercial, and non-conforming uses that have left a legacy of contamination in the soil and groundwater. Many of these sites contain contamination that poses a threat to human health and the environment, including cancer risks and target organ damage through inhalation and direct contact. According to the 2012 Marinette County Environmental Health Profile, Marinette County has a higher age-adjusted rate of heart attack hospitalizations (33.55 County vs. 14.53 State) and lower fertility rates (59.04 County vs. 62.3 State). Marinette County also has higher age-adjusted cancer rates for many types of cancer, including kidney (19.7 County vs. 15.7 State), brain and CNS (9.9 County vs. 7.8 State), and acute myeloid leukemia (7.3 County vs. 4.8 State), among others ([http://www.dhs.wisconsin.gov/epht/CHP/Marinette\\_profile.pdf](http://www.dhs.wisconsin.gov/epht/CHP/Marinette_profile.pdf)).

Overall, the environmental health of Marinette and Marinette County is less than optimal, as the county ranks worse than 80% of Wisconsin counties (59 out of 72) regarding environmental health. The County ranks well above the national benchmark averages for premature death, poor physical health days, smoking, adult obesity, excessive drinking, motor vehicle crash death rate, children in poverty, children in single-parent households, and unemployment. Sadly, Marinette County also ranks 70<sup>th</sup> out of 72 Wisconsin counties for poor health behaviors (<http://www.countyhealthrankings.org>).

As discussed earlier, the City of Marinette is home to a large population of impoverished and/or disabled residents that are living and working in close proximity to the brownfield properties. The presence of these brownfield properties has contributed to a shortage of safe, stable, and affordable housing for the many people who live at or below the poverty line, leading to homelessness, constant mobility, stressed family life, unemployment, low school achievement rates, poor health behaviors, and limited access to health care.

**C. Financial Need (10 Points)**

**i. Economic Conditions (5 Points)**

Marinette is a small community of just under 11,000 people. Brownfield areas in small cities like Marinette generally create a more severe economic and social burden than they do in larger communities. Brownfields in smaller communities are often located in central districts that affect growth and livability within the entire community, and Marinette clearly fits this scenario.

The City of Marinette suffered through many job losses during the recent economic downturn. In February 2009, the Ansul/Tyco Corporation, which is one of the largest manufacturers and installers of fire protection equipment in the world, laid off 28 employees from their Marinette factory. Ansul/Tyco is the fourth largest employer in the City and runs the largest fire-training school in the world. Winsert Corporation, a steel castings manufacturer, also laid-off 70 employees in February 2009, and DeCrane Aircraft, a manufacturer of aircraft parts and equipment, laid-off 90 employees in July 2009. Moreover, Karl Schmidt Unisia (KSU), the largest employer in Marinette, stopped production for one week out of every month in 2009 in order to avoid permanent lay-offs. The Marinette Marine Corporation (MMC) laid-off 226 employees in 2008 and another 200 in 2009, and the Aerial Company, Inc. laid-off 87 employees in 2011. The City government also did not escape the economic strife and was forced to implement five furlough days for all City staff between September and December 2009, with additional mandatory furlough days in 2010. Several City lay-offs were also put into effect in 2009 and 2010.



Recently, the MMC was awarded a billion dollar contract to build the next generation of American warships, the littoral combat ship (LCS). An economic study of the LCS contract found that it would create nearly 16,000 jobs nationwide, with 5,500 of those new jobs being located in Wisconsin. In terms of job creation and economic impact, the LCS contract is comparable to bringing a big new auto plant into northeastern Wisconsin. The LCS contract will be an economic boon to the area and community, but it will not reverse the blows that the community suffered during the recession.

Marinette County has also experienced four natural disasters within the last five years that have caused significant economic and environmental distress. The U.S. Department of Agriculture (USDA) designated Marinette and other Wisconsin counties as primary natural disaster areas in July of 2013, November of 2012, July of 2012, and September of 2009. The July 2013 designation was due to damages and losses caused by the combined effects of excessive rain, excessive snow, and multiple periods of thawing and refreezing, resulting in winterkill that occurred January 1 to May 21, 2013. The November 2012 designation was due to unseasonably warm weather followed by frost and freezes that occurred March 1 to June 11, 2012. The July 2012 designation was due to losses to maple syrup production caused by an unseasonably early thaw, unseasonable warm nights, and excessive heat that occurred from January 23 to March 31, 2012. The September 2009 designation was due to losses caused by a drought that began in March 2009. Due to these natural disasters, qualified farm operators were eligible for low interest emergency loans from the USDA's Farm Service Agency.

ii. Economic Effects of Brownfields (5 Points)

Marinette is designated as a low to moderate income community. As discussed previously, the City has a lower per capita income, lower median household income, and higher poverty rate than the county as a whole, indicating that a disproportionate percent of the county's impoverished residents are living in close proximity to the brownfield properties that are concentrated in the downtown and riverfront/harbor areas. This concentration of lower-income residents is a significant mismatch with the employments need of the City and the region. The downtown riverfront corridor includes some of the most transit-supported, accessible neighborhoods to the downtown and university campus area, giving it some of the greatest potential for attracting high-skill workers to the growing number of start-up and established manufacturing firms in Marinette.

Thirty-three percent of Marinette's workforce is employed in the manufacturing industry, and, even though the City has an established manufacturing base, there has been a significant decline in manufacturing jobs. The unemployment rate, and consequently, the need for new jobs, is high. The March 2011 unemployment rate for Marinette was 10.8%, and the unemployment rate for the riverfront/harbor area census tract (WI075961500) was even higher at 12.2%. Both of these unemployment rates were well above the state (9.2%) and U.S. (9.6%) averages. Additionally, the poverty rate in the downtown and riverfront/harbor areas is at 19.2%, which is significantly higher than the state (11.6%) and U.S. (13.8%) averages.

Like many cities impacted by the recent recession, there are areas within the downtown riverfront/harbor area that have become blighted and are subsequently a blighting influence on adjacent properties. This area is experiencing loitering and dumping of trash in and around the vacant lots. Some of the absentee and present owners have stopped caring for their properties, leaving them to become overgrown, run-down, and unattractive. Adjacent storefronts are trying to survive the blighting influence, but, as the area deteriorates, the negative impacts increase. According to local police, crime is up in the area, including open drunkenness, lewd behavior, and armed robbery. Unsurprisingly, median owner-occupied house/condo values in the City (\$79,000) are lower than the corresponding county (108,100), state (169,000), and national values (181,400)(US Census 2008-2012 American Community Survey).



Many of the sites within the downtown riverfront/harbor corridor are strongly positioned for redevelopment based upon their accessible, visible locations, yet have not redeveloped due to the significant challenges posed by the presence of aging structures on the site and potential environmental concerns. Environmental assessments will provide the City and prospective developers with crucial information to facilitate economic reuse. The proposed brownfield revitalization program of site identification, prioritization, and environmental assessment will provide vital knowledge to stimulate remediation and redevelopment at priority sites which act as catalysts for market-driven corridor reinvestment.

## **2. Project Description and Feasibility of Success (50 points)**

### **a. Project Description (25 points)**

#### **i. Project Description and Redevelopment Strategies (10 pts)**

Marinette will use the EPA funding to develop both a Hazardous and Petroleum Inventory of brownfield sites in the downtown and riverfront/harbor areas. Environmental assessment activities that will support the brownfields redevelopment will begin with the completion of individual Phase I Environmental Site Assessments (ESAs) conducted in accordance with the requirements of EPA's All Appropriate Inquiry, and following ASTM Standard E 1527-13. The Phase I ESAs will investigate current and historical uses, conditions, and regulatory issues of the properties in order to confirm if Recognized Environmental Conditions (RECs) exist at those properties. Properties characterized by RECs will then be assessed to see if one or more criteria for liability exemptions under the Voluntary Cleanup and Redevelopment program are met with the objective of facilitating the redevelopment of contaminated properties.

Phase II ESAs will be performed on sites with RECs identified by the Phase I investigations. Results of each Phase II investigation will be compiled into a report that will include an assessment of stormwater management issues and any other issues directly or indirectly impacting human health and the environment. Any imminent threats to human health and the environment recognized during the Phase II process will be immediately addressed. Following approval and submittal of the Phase II ESA reports, site specific Remedial Action Plans (RAPs), or Remedy Selection and Implementation reports for sites under the Wisconsin Voluntary Clean-up Program, will be prepared. These plans will be prepared for each site where remediation is necessary prior to redevelopment, and will incorporate projected development plans and long-term goals for the properties.

Marinette's comprehensive plan calls for more and better transportation choices in order to improve air quality, reduce greenhouse gas emissions, and promote public health. The City's brownfield revitalization project is designed to promote equitable, affordable housing for all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation to support our manufacturing base. The targeted redevelopment areas are in proximity to the Marinette Marine Corporation (MMC), the downtown waterfront, and Menekaunee Harbor. Redevelopment will focus on affordable housing and mixed use development that will allow MMC employees the option of walking to work, thereby reducing traffic congestion and parking. In addition, the City wishes to promote Upper Level Workforce Housing in the area, which would create affordable housing above existing commercial/ retail services establishments near MMC. The revitalization of the riverfront and Menekaunee Harbor area will enhance the community by investing in healthy, safe, and walkable neighborhoods in the downtown.

One example of how we would intend to use these funds is to assess and ultimately clean-up some impacted parcels of land near the MMC shipyard. Recently, \$5M was awarded by the State to locate a Naval Center for Maritime Excellence, in addition to a business incubator, in downtown Marinette to support the large infusion of new jobs at MMC. Assessment and cleanup of our contaminated properties along our downtown riverfront will ease the burden of locating new business start-ups, badly needed Naval Officer Office Quarters, and workforce housing in our target area to support our burgeoning manufacturing need.



The true success of our Comprehensive Brownfields Initiative will not only be measured by the number of brownfield sites assessed, but by how well we minimize the environmental and social injustices caused by brownfields as they are remediated and redeveloped in our community. Although not funded under this grant, we pledge to simultaneously advance our planning initiatives and the recruitment of private sector developers to ensure that when sites are shovel-ready, we will have projects lined up to bring our City's vision to fruition.

ii. Project Management Approach [5 Points]

Marinette has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. City staff members have multiple years of experience managing federal and state funds, including a previous EPA Brownfield Assessment Grant, and multiple individuals and organizations will be involved to ensure the project's success. The City will follow the procedures detailed in 40 CFR 31.36 for the procurement process to select the environmental consultant project team and will release a competitive, public Request for Qualifications and select the team deemed most qualified by our review committee. As many of our brownfield sites within the targeted are nearly shovel ready, we do not anticipate that we will require all of the three-year grant period to accomplish our objectives.

The City will utilize the outcomes of site selection process, which is described in the next section, to direct the majority of our grant funds to the highest ranking sites beginning with Phase 1 ESAs and moving into Phase 2 ESAs as warranted. City staff will work cooperatively with EPA to ensure the eligibility of all selected assessment sites and will pursue site access authorization from the respective owners. City management staff have already approached a number of private landowners about gaining access to their properties to conduct environmental due diligence. In the event eligibility or authorization is not obtained, we will move down the list to the next highest ranking site. Finally, the City will continue the task of encouraging potential purchasers of brownfield properties to utilize liability protections and tax credits established through the WDNR Brownfields Program.

iii. Site Selection [10 Points]

Marinette proposes to use a multi-layered site identification process to prioritize grant funds for environmental assessment efforts. Working with contracted environmental consultants and existing neighborhood groups, City staff will prioritize sites first noted for potential contamination in the target corridor. Three steps will be used to evaluate sites and generate numerical scores: (1) a cursory environmental desktop and records review of brownfield sites will be conducted to assess each site for the type and extent of contamination, (2) a set of criteria to evaluate each site for its reuse and redevelopment potential will be established, and (3) a public outreach process will determine community needs and goals for brownfield redevelopment, thereby providing a community value score. Once compiled, the three scores will produce a final ranking of sites that will guide future decision-making. This Process is an important community involvement opportunity, and City staff will spend in-kind time to perform outreach to knowledgeable community members.

b. Task Description and Budget Table (20 Points)

**Task 1** – The City of Marinette is submitting a grant request to EPA for funding through their FY14 Brownfields Program. We intend on developing a Comprehensive Brownfields Redevelopment Program that will guide the planning, assessment, cleanup, and redevelopment of contaminated sites in our community. The ultimate goals of our program are to protect public health and the environment, remove blight, and to clean-up sites so that they can be reused for a variety of purposes. To guide the program, we are establishing a Brownfields Advisory Committee (BAC) comprised of representatives from a diversity of community groups, public entities, and other engaged entities and residents. A team of City staff and



consultants will provide technical support to the Program. A site inventory and prioritization process will be created for brownfield sites throughout the community, which will result in a ranking of key sites for assessment, cleanup, and redevelopment. Costs will include \$5,000 in staff time offered as "In-Kind" services.

**Task 2** – This task includes preparing site eligibility determinations and conducting Phase 1 ESAs on potential redevelopment sites. All ESAs conducted with grant monies will comply with the All Appropriate Inquiries Standard and ASTM E1527.05. While the total number of potential sites is unknown, Task 1 would likely encompass 10 sites at an estimated cost of \$4,000 to \$4,500 per Phase 1 ESA. These sites will be identified on an ongoing basis within the grant period, using our community partners to promote this grant program to businesses, developers, and potential site end-users so they can work with us in identifying sites that best fit mutual goals. This task includes fees associated with eight sites requiring Phase 2 assessments to delineate the presence, boundary, and levels of environmental contaminants. This will include all preliminary and final reports, including QAPP, SAP, and HSP related to the subsurface assessment work. Costs for Phase 2 Environmental Site Assessments are anticipated to cost approximately \$30,000 per site and will be based upon findings from Task 1. QAPP/HSP/FSP development is anticipated to cover all sites and cost approximately \$10,000.

**Task 3** – Meeting terms and conditions of the Cooperative Agreement, including quarterly reports, financial and ACRES reporting and accountability, property profile forms, and financial audits. We anticipate \$20,000 for 3 years. Travel costs of \$4,000 are included to send our City project manager and Mayor to EPA sponsored conferences and workshops. Cost for this task includes \$5,000 in staff time offered as "In-Kind" services.

**Task 4** – This task will prepare an analysis of brownfield cleanup alternatives (ABCA) to address individual site contamination that is noted in the previous tasks. It must actively incorporate development plans, long-term goals, and corresponding voluntary party liability exemption (VPLE) needs of developers and the City of Marinette. Depending upon the level of complexity, costs are anticipated to range from \$4,000 to \$7,000 per site, and we assume two petroleum sites and four hazardous materials sites.

**Task 5** – Creation of a committee to hold public meetings and disseminate information, and discuss and draw forth comments on the conceptual redevelopment plans. This task will include travel as needed to assist with meetings and EPA Brownfield Conferences. We estimate that public outreach to be \$5,000 and will include contractual costs for coordinating and conducting community involvement outreach programs and meetings, and for the cost of preparing, printing, and mailing project and site information and marketing pamphlets and related items. Also included are costs to conduct outreach meetings, draft press releases, and update our website as data is assembled. Costs for these activities will include \$5,000 in staff time offered as "In-Kind" services

**Projected Budget for Assessment Work - EPA Brownfields Assessment Grant  
Downtown Redevelopment Project; City of Marinette**

| <b>Task Description</b> | <b>Task 1:<br/>Inventory<br/>Planning</b> | <b>Task 2: Site<br/>Assessment</b> | <b>Task 3:<br/>Programmatic<br/>Costs</b> | <b>Task 4:<br/>ABCA</b> | <b>Task 5<br/>Community<br/>Outreach</b> | <b>Total<br/>Budget</b> |
|-------------------------|---|------------------------------------|---|-------------------------|--|-------------------------|
| Travel - H              |   |                                    | \$2,000                                   |                         |  | \$2,000                 |
| Travel - P              |   |                                    | \$2,000                                   |                         |  | \$2,000                 |
| Contractual * - H       | \$20,000                                  | \$144,000                          | \$6,000                                   | \$23,000                | \$5,000                                  | \$198,000               |
| Contractual * - P       | \$23,000                                  | \$142,000                          | \$10,000                                  | \$18,000                | \$5,000                                  | \$198,000               |
| Personnel – In Kind     | \$5,000                                   |                                    | \$5,000                                   |                         | \$5,000                                  | \$15,000                |
| <b>Total Budget</b>     | <b>\$48,000</b>                           | <b>\$286,000</b>                   | <b>\$25,000</b>                           | <b>\$41,000</b>         | <b>\$15,000</b>                          | <b>\$415,000</b>        |



H – hazardous substances; P – petroleum

\* - The Cooperative Recipient will comply with procurement procedures outlined in 40 CFR 31.36

c. Ability to Leverage Funds (5 points) (See Attachment B for documentation)

The City anticipates that the existing downtown tax incremental financing (TIF) increment will be one source of funding available to meet the needs identified in the grant. In the past, Marinette has used TIF to accommodate and support new industrial and commercial development projects. Multiple public and private resources will be sought for additional assessment or cleanup work. Our redevelopment strategy will utilize as many funding sources as possible, both to complete the environmental assessment of properties and to cleanup any identified contamination. Additionally, in areas where the City plans to place housing developments on the former contaminated sites, the Wisconsin Housing and Economic Development Authority has indicated that they would partner with and assist the City in leveraging redevelopment funding. Additional public sources that can be used in conjunction with the brownfield programs are the Harbor Assistance Grants and the Coastal Management Grants which are administered by the State of Wisconsin.

The following table provides a list of funds that Marinette has leveraged for assessment, planning, and redevelopment in the downtown/riverfront corridor within the last five years. Also included in the following table are funds that have been leveraged for related activities (i.e. infrastructure improvements in the downtown/riverfront area).

| Funding Source   | Description  | Funding     |
|--|--|-------------|
| <b>Leverage for Assessment, Planning, Redevelopment in Downtown Riverfront Corridor (Last 5 years)</b> |  |             |
| TIF/ City In-kind  | Budget dedicated to matching two Harbor Cleanup grants   | \$611,474   |
| USEPA Brownfield Grant   | EPA Haz. Materials Assessment Grant  | \$200,000   |
| WI DNR Ready for Reuse Cleanup Grant   | Remediation of lead impacted soils (Hazardous Levels) next to MMC Shipyard(Postorino Paint)          | \$59,000    |
| WDNR Site Assess. Grant  | Assessment and demo of Postorino Paint property  | \$30,000    |
| BEBR Grants (WI Dept. of Commerce)   | State Brownfield Cleanup Grants to City for remediation of Hometowne Square brownfield sites (TIF 9) | \$190,000   |
| BEBR Grants (WI Dept. of Commerce)   | Hattie Street Brownfield Revitalization Project  | \$431,500   |
| ARRA Stimulus For Petroleum Cleanup  | Former Postorino Paint (Haz. Lead Site) assessment and Remediation. Capped for public parking lot    | \$92,646    |
| WDNR Grant   | Menekaunee Harbor Dredge planning & permitting   | \$1,135,596 |
| USEPA – GLRI (Great Lakes Restoration Initiative)  | Grant for contaminated sediment dredging, seawall replacement, and fish and wildlife habitat repair  | \$5,105,988 |
| <b>Leverage for Aligned Activities</b>   |  |             |
| WIS-DOT TEA Grant  | Committed near-term investments for upgrades to Ely and Mann Streets for MMC                         | \$682,371   |
| WI Depart. of Commerce   | Planning grant for downtown infrastructure for MMC expansion   | \$25,000    |
| HUD (CDBG)   | Main and Stanton Street rebuild and infrastructure Improvements for MMC expansion.                   | \$506,000   |
| EDA  | Main and Stanton Street rebuild including infrastructure Improvements for expansion of MMC           | \$2,277,350 |



### **3. Community Engagement and Partnerships (35 Points)**

#### **a. Plan for Involving Target Community (15 points)**

As shown previously, nearly 8,500 people live within our target downtown riverfront/harbor corridor; importantly it is a residential area, as well as a central industrial district. Here in Marinette, we deeply value our residents' opinions, and neighborhood involvement in planning and development is sacred. We have a strong tradition of incorporating neighborhood and business input and guidance in every important public investment, development initiative, and planning effort, and we intend to build upon that successful involvement as we implement our Brownfields Initiative.

Marinette formally committed to a neighborhood-based, coordinated approach to community organizing, information sharing, and issue advocacy in 2004 when we first adopted our Comprehensive Plan. Building from the partnerships developed in recent efforts and modeling their high degree of public engagement, our Community Involvement will be instrumental to the success of our proposed Site Inventory & Prioritization Process. Public meetings lead by our City staff and our consultants will be held throughout the Site Identification Process.

Following completion of the site prioritization process, outreach will be ongoing as site assessments are conducted; remedial planning gets underway; and remediation is undertaken. We will have a transparent program where residents and all stakeholders (developers, lenders, nonprofits, environmental organizations, etc.) will see how resources are being used and how our initiative aligns with and implements our City's vision. In addition to public meetings, residents will be informed of our Brownfield Initiative activities through City newsletters, our City website, and our consultant website. Each site will have direct links to the neighborhood associations, business community, and nonprofit organizations that are providing feedback regarding actions taken at City Council meetings. All progress updates will also be translated orally and in written Spanish to ameliorate the language barrier of our Hispanic citizens who reside predominantly in the Menekaunee Harbor neighborhood.

The majority of this type of activity has already taken place in our previous brownfield redevelopment projects in the downtown area. The City of Marinette has held multiple official public meetings for the residents within the redevelopment area and the citizenry at large. The City has exerted a deliberate effort to elicit public input and to take under close consideration the diverse sensitivities and interests in this redevelopment process.

#### **b. Partnership Development with Government Agencies (10 points)**

Positive, long-term cooperative relationships exist with the WI Economic Development Corporation (WEDC), the WI Department of Natural Resources (WDNR), and local community partners such as the Chamber of Commerce and the Marinette County Association for Business and Industry. Recent successful brownfield redevelopment projects in the City have garnered local and regional support for these types of initiatives. Representatives of both state agencies have visited the proposed redevelopment areas, are familiar with the project details, and will continue to provide invaluable guidance and oversight as the redevelopment process progresses.

One example of the City's success with governmental partnerships is the Menekaunee Harbor remediation project. Menekaunee Harbor is a key historic and recreational resource that will be restored through a state-city partnership aimed at removing contaminated sediments and improving habitat, water quality, recreation and economic development. The city and DNR have signed an agreement to remove more than 70,000 cubic yards of contaminated sediment from Menekaunee Harbor at the mouth of the Menominee River where it enters Green Bay. DNR has agreed to reimburse the city for 65 percent of the total project cost up to \$1.1 million for the safe excavation, transport, and disposal of the sediments. The money comes



from environmental repair funds set aside to remove contaminated sediments in Great Lakes harbors and estuaries. Marinette has agreed to pay at least 35 percent of the eligible project costs.

c. Partnerships with Community-Based Organizations (10 points)

Marinette solicited input from many organizations in developing assessment and redevelopment priorities and preparing this application. Included in Attachment B are support letters from several organizations that work specifically in the targeted assessment areas and will actively participate in the project upon grant award. The City has defined two distinct roles for community-based organizations: 1) identification and prioritization of brownfield sites for assessment, and 2) supporting information sharing and feedback collection. This includes notifying members and constituents about the grant, helping to educate the community about the process for applying for a grant-funded environmental assessment, soliciting input for consideration during grant implementation, and reporting on the progress of assessments in their communities/areas of interest. Several key organizations are described below:

**Northeast Wisconsin Technical College**

Hundreds of current and future shipbuilders are being trained in Marinette through a contract with Northeast Wisconsin Technical College (NWTC) and Marinette Marine Corporation (MMC) to provide additional training opportunities for the community workforce. NWTC will provide 130,000 hours of training to MMC new hires and incumbent workers, training over 1,000 new workers. Focusing on electricians, shipfitters, welders, and pipefitters, the training will be provided at the NWTC downtown Marinette campus and at the new \$3 million NWTC North Coast Marine Manufacturing Center, which opened in 2012, on Main Street in Marinette. The College has hired a training center coordinator and instructors to work with area marine and general manufacturing employers to address current workforce training needs. These new "trainees" need more places to live and play, and NWTC is committed to assisting the City in its quest to redevelop Brownfield sites for future workforce housing, business startups, and commercial ventures supporting renewed job growth at MMC.

**Lower Menominee River Remedial Action Plan Citizens Advisory Committee**

The Lower Menominee River has been designated a Great Lakes Area of Concern (AOC) by the International Joint Commission (IJC). During the late 1980s and early 1990s, the Lower Menominee River AOC Citizens Advisory Committee (CAC) was actively involved in the AOC process and assisted with the development of a number of AOC-related documents, including the 1990 and 1996 Remedial Action Plans (RAPs). These RAPs identified the Beneficial Use Impairments (BUIs) for the AOC, summarized the status of those BUIs, and offered recommendations for meeting environmental cleanup goals. The committee is co-chaired by representatives from the City of Marinette and the City of Menominee. Committee makeup includes representatives from the Wisconsin DNR and Michigan Department of Environmental Quality, as well many concerned citizens. This committee is fully supportive of our efforts to assess and remediate riverfront properties in our effort to delist the beneficial reuse impairments identified along the Menominee River area in downtown Marinette.

**City of Marinette – Menekaunee Oldtimers Club**

The Menekaunee Oldtimers Club is a Menekaunee Neighborhood Group that support Menekaunee Heritage and seek to improve the area by holding fund raisers to financially support improvement efforts around the Menekaunee Harbor area. For example, they hold an annual picnic at Red Arrow Park and use this event to bring the local Menekaunee residents together to discuss the projects that the group would like to support. This group encouraged the city to construct an enclosed pavilion at Red Arrow Park next to Menekaunee Harbor because they recognized the need for an enclosed facility. Former Alderman Sandy Saunier supported and lobbied for this facility and raised funds for some of the playground amenities and is



currently working with the city to revitalize a small park in Menekaunee. The former park has not seen any significant improvements for 20 plus years. The Menekaunee Oldtimers Group has prepared a park improvement plan for this area.

#### **Marinette Area Chamber of Commerce**

The Marinette Area Chamber of Commerce, Inc. is in existence to advance the economic, government, and social environments of the Marinette Area. The concerted action of the Chamber in the areas of programs, promotion, and future development of the Marinette Area will be broader than any single business, industry, or individual. Its goal is to preserve and expand economic development, educational growth, tourism, member services, and governmental relations – all in a collective effort to improve the business climate and enhance the free enterprise system in this area.

#### **4. Project Benefits (30 Points)**

##### **a. Public Health and/or Welfare and Environment (10 Points)**

Marinette recognizes a healthy environment underscores economic and social well-being. We anticipate that the benefits from assessing, remediating, and reusing brownfields will amass to key sensitive populations including children, women of childbearing age, the elderly, and minority and/or low-income residents. By understanding the risks of specific brownfield sites, the City can better protect the public and begin to prevent direct exposure to children and others through soil or on-site surface water. As remedial actions are implemented, broader benefits will accumulate, such as:

- ✓ Sustainable and equitable reuse of sites in riverfront and Menekaunee Harbor neighborhoods which can provide new housing, neighborhood-serving business growth, open space or recreational opportunities.
- ✓ Creation of a broad range of housing options to support low and moderate income households, a mix of life cycles and life styles.
- ✓ Neighborhood reinvestment to improve livability, security, stability, and quality of life.
- ✓ Greater access to facilities and services to meet the daily needs of residents, such as healthy food, health care, education, employment, and parks and recreation.
- ✓ Additional community garden sites and farmer's market locations—serving a dual purpose of provision of health food and community gathering place to strengthen social networks.
- ✓ Cleaner groundwater, lakes, and rivers for drinking water, fishing, and swimming; and cleaner air for to reduce occurrences and risk for asthma and other respiratory diseases.
- ✓ Reducing CO2 emissions and storm water runoff through compact, green building, site design, and increased alternative transportation options (e.g. bikes, electric vehicles, and buses)—ultimately minimizing resource consumption and environmental impact.
- ✓ Marinette and our community partners and neighborhood organizations are deeply committed to advancing equitable, sustainable development, proven through numerous initiatives.
- ✓ This commitment will be further demonstrated through this Brownfield Initiative.

This Petroleum and Hazardous Materials Assessment Grant will help us protect public health and welfare by revitalizing our contaminated sites through assessment, cleanup, and redevelopment. Restoring control removes threats and eliminates hazardous exposures, critical steps for protecting our public and sensitive populations. The threats to our visitors and residents may be mitigated by (1) bringing these sites and associated hazardous materials to the public's attention, (2) completing site assessments designed to identify the presence and extent of contamination, and (3) directing remediation/abatement and/or redevelopment to reestablish site control through engineering and/or institutional controls.



Precautions will be taken during site assessment activities to prevent exposure of residents in the area and site access will be prohibited during assessment. When airborne contaminants (vapors or particulates) can be released during assessment activities, the assessment team will monitor conditions using field screening techniques. If releases pose a threat to off-site populations, dust and vapor suppression techniques such as wetting, foaming, or polyethylene enclosures (asbestos) will be employed to mitigate potential off-site exposures. Sampling equipment and vehicles such as trucks, drilling rigs, and hydraulic probes will be decontaminated as appropriate during use and before exiting the site to prevent off-site spread of contamination. Decontamination wastes will be containerized on site and appropriately disposed.

b. Environmental benefits from infrastructure reuse/sustainable reuse (10 Points)

The City has identified areas for infill redevelopment over many previous planning exercises including a very recent process to identify locations for redevelopment that include housing, downtown revitalization opportunities, and waterfront improvements. These redevelopment areas are locations that have been previously developed and, therefore, already have municipal services provided to them, making redevelopment an attractive possibility in the downtown. Furthermore, the areas for redevelopment are recommended to be mixed-use when possible. The vision for these mixed-use areas is to include commercial/retail services combined with residential uses near the soon to be dredged and remediated Menekaunee Harbor.

The planned redevelopment of Marinette's downtown area is intended to be both creative and innovative. The vision calls for creation of multi-facility complexes that are centrally and conveniently located in the heart of our downtown riverfront neighborhoods. Moreover, persons inhabiting these neighborhoods should be within easy walking and cycling distance of this new retail and affordable housing area. Pre-existing bike and walking paths will be connected to this development to further facilitate non-motorized travel and transport into, through, and around the downtown neighborhoods. The development's buildings will stipulate use of "green" building techniques and recycled building materials, where feasible.

Examples of these materials and techniques might include use of (1) solar-envelope technologies and integrated energy efficient window systems, (2) engineered roof gardens for stormwater run-off management and solar gain insulation, (3) recycled glass floor and wall surface tiles and glass cullet-based terrazzo flooring, (4) tumbled-glass cullet substitute for gravel landscaping mulch around shrubbery and building footings, (5) shredded tire rubber for integration into parking lot, drive way, and walkway paving material, (6) utilization of natural and constructed wetlands for integrated storm water run-off management, (7) use of native plant species for landscaping and lawn areas to enhance local biodiversity and minimize fertilizer/pesticide use, water irrigation use, and the need for frequent lawn mowing activity, and (8) utilization of graveled stormwater infiltration borders around parking areas, etc.

Marinette is committed to sustainability and embraced the concept that strong connections between transportation, housing, the environment, and economic development will create a healthy and more livable "City by the Bay". Marinette is a small city and does not have the resources, both in human and capital form, to ensure that all our future projects evoke sustainability; however, Marinette has chosen to include sustainability in many of their current and future projects, including:

- ✓ Alignment with smart growth approaches to redevelopment that Marinette already has adopted including a focus on efficient land and resource use, protecting sensitive environmental features and adjoining farmlands, enhancing existing neighborhoods, and protecting water quality.
- ✓ Reduction of development pressure on the rich agricultural land surrounding our City.
- ✓ Eliminating the need to further extend utilities and our local road network. Sites in our identified priority areas are central to the community and are served by our transit system and sidewalks.



- ✓ Supporting sustainable infrastructure by streamlining our development approval processes to encourage green, high-performance buildings and encouraging LEED certification for all construction supported by public funds.
- ✓ Applying sustainability "systems thinking" to all City planning and development projects.
- ✓ Promote waste reduction programs to continue to progress toward reducing our waste.
- ✓ Supporting no and one-car households and expand the number of neighborhoods where sustainable transportation choices enable mobility without a car.

c. Economic or non-economic Benefits and/or Greenspace (10 Points)

The Menekaunee Harbor District contains brownfields with some of the highest potential to attract near-term private-sector, shovel-ready development once the environmental concerns are more fully understood and remediation activities planned. The City anticipates prioritizing assessment funds in this district and also pursuing harbor improvement grants for sites proposed for redevelopment alongside the harbor. The economic potential is enormous for this area, but much riparian shoreline improvements are required.

Our brownfields initiative will help to catalyze new employment (permanent, remediation, and construction), property investment, increased property values, increased local property taxes, and new housing in our densest and most transit-supported corridors. Most importantly, these targeted investments will help spark additional private-sector investment building. Marinette has demonstrated the City's ability to do this in the past with successful brownfield redevelopment projects like the Hattie Street Brownfield Revitalization project. The economic development outcomes from our brownfields initiative will have the greatest positive impact on the socio-economically disadvantaged groups concentrated in the riverfront and Menekaunee Harbor neighborhood.

Many of the City's successful brownfield redevelopment efforts to date have included open space, commercial reuse, and public access reuse (e.g. Hattie Street Brownfield Extension, Postorino Paint Public Parking Lot project). As such, numerous non-economic benefits have already been realized in terms of increased public use and access of walkways and bike paths along Hattie Street and the Menominee Riverfront. The City is committed to the continued improvement of the existing and planned park and open space amenities and has plans for the creation of a wetland and fishery/aviary following remediation and dredging of the Menekaunee Harbor. By continuing to prioritize and promote brownfield redevelopment in the downtown riverfront and harbor target areas, Marinette will increase the further use of these greenspace amenities through improved access and continuity, increases in adjacent housing, and increases in the local tax base.

Other non-economic benefits will also be realized through the redevelopment of brownfields in the Menekaunee Harbor area. Menekaunee Harbor is a 13-acre natural embayment of the Menominee River, and included within the boundaries of the Lower Menominee River Area of Concern (AOC). Sediment quality in the Harbor is degraded. The WDNR determined that continuing sediment deposition in the Harbor has a negative impact on the health and functionality of the aquatic ecosystem, including the movement, chemical partitioning, and biological fate of contaminants and nutrients. Fish and wildlife habitat in the Harbor is degraded by invasive plant species, contaminated sediment, and excessive sedimentation. This harbor is a critical component of the City's environmental corridor, a midpoint between Seagull Bar State Natural Area and Stevenson Island. Properties surrounding the harbor are former industrial sites and opportunities for public ownership and development for greenspace (or recreational purposes, etc.) are a high priority for the City.



## **5. Programmatic Capability and Past Performance (40 Points)**

### **a. Programmatic Capability**

Based upon previous grant management experience, the City of Marinette is well qualified to undertake the responsibilities associated with an Assessment Grant, including completion and submittal of a Cooperative Agreement and Work Plan to the EPA, enrollment in the Automated Standard Application for Payments system; and submittal of progress reports to the EPA Region 5 Office, including specifying the assessment tasks completed, financial tracking, and proposed grant activities. Key City Staff with previous Brownfield redevelopment experience meets regularly and reports to the Mayor and City Council. The City will continue to use the same team to advance this project. Brian Miller, City Engineer and Director of Public Works, will serve as the lead project manager. Senior City staff from other City Departments, the Mayor's Office, and City Attorney will comprise an interdisciplinary project management team (PMT) to implement the project. Key PMT members will include:

- Brian Miller, PE. With over 25 years of experience in the engineering and environmental field, Brian currently manages environmental due diligence for City property transactions. Brian coordinates mitigation and remediation of contamination on City-owned land and in public right-of-way and supervises environmental monitoring of City-owned brownfields. He has extensive experience coordinating, reviewing, and performing Phase 1 and 2 environmental site assessments as well as evaluating contaminant cleanup alternatives. Brian's position has been in place since the mid-1980s and will always be filled.
- Jon Sbar, City Attorney. Jon will provide legal assistance to City staff regarding state and federal environmental laws and regulations. Mr. Sbar has been a practicing attorney for 31 years and has been the City of Marinette's legal advisor on environmental issues since 2006.
- Robin Elsner, Marinette County Public Health representative. The City will involve the County Public Health Department throughout the Brownfields Initiative, ensuring that public health concerns that emerge from our assessment activities are carefully addressed.
- Kathy Clevon, CPA, City Finance Director and Phi Kappa Phi National Honor Society in Accounting. Kathy has over 35 years of practicable accounting and auditing experience and is responsible for City's fiscal management including accounting. Budgeting, payroll, purchasing, grant management, and City's auditing functions.

Marinette has demonstrated success in brownfield redevelopment and has a strong record of hiring and retaining talented and qualified staff to manage these programs. The City's PMT approach ensures that multiple City staff members are knowledgeable and up-to-date on the brownfields projects. Should turnover of a key position occur, new staff members will be recruited that have the qualifications and skills to be an effective part of the Brownfields PMT. In addition to using City staff, Marinette will secure project consultants following federal guidelines that maintain expertise in environmental assessment and brownfields redevelopment.

### **b. Audit Findings**

The City finance director has over 20 years of specific A-133 audit experience and has audited numerous federal grants for both the City of Marinette and other communities. The City has always received a "clean" audit opinion with no adverse findings. Recently, the City has received many State and Federal grants and loans for our downtown riverfront (see leveraging table in grant) and we have successfully managed the compliance requirements of all of our grants, including the quarterly progress reports, annual financial status reporting, and environmental reviews.



c. Past Performance and Accomplishments

1. Compliance with grant requirements [7 Points]:

In 2006, the City of Marinette received an EPA Community Wide Hazardous Materials Assessment Grant (BF00E17501) that required a Cooperative Agreement. The City utilized the entire \$200,000 and complied with all reporting and programmatic requirements using \$199,946.00 of the \$200,000 award. The City worked closely with the EPA project manager to assess and revitalize numerous properties in the downtown area. All of the grant activities were entered into the EPA ACRES database system.

2. Accomplishments (7 Points)

Following use of our EPA Assessment grant to assess an abandoned and blighted building and property situated on contaminated soil, a developer and Marinette leveraged a state brownfield grant (\$190,000) to assist in development costs. The end result is a new, leveraged, \$2.5 million commercial and office building, community pride, a dozen new jobs, and new increment in our tax incremental financing district. A total of 2.0 acres of downtown property, comprising four different urban infill lots, were remediated and put back into productive reuse.

Another accomplishment involved using the \$200,000 EPA Brownfield Grant to perform a Phase 1 & 2 assessments of the Hometowne Square, LLC, property located at 2205 Hall Avenue, Marinette. The primary objectives were to characterize the hydrogeologic and environmental conditions/impacts at the site and evaluate the need to implement remedial action. The cost of remediation at this site was estimated at approximately \$190,000 and was paid for with a WI Dept. of Commerce brownfield grant for \$190,000. Moreover, the buildings required demolition to access the contaminated soil beneath them. The City and the developer utilized our EPA grant for site assessments and investigations and Pb/ACM inspections. The reuse was redevelopment into a multi-tenant shopping and business center. Hometowne Square, LLC, created seven store fronts which encompasses 15,500-square-feet of retail and commercial space and 16 new jobs.

Another project success is the former Postorino Paint and Sandblasting Co. property located along the Menominee River in the downtown area. The property had been used for manufacturing and commercial purposes since the turn of the last century, including a lumberyard and a painting and sandblasting business. Contamination consisted of lead, volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs) at concentrations considered a risk to human health and the environment. Marinette's 2006 EPA grant, in addition to an ARRA Petroleum Assessment LUST grant, allowed the City to fully characterize the contamination, demolish and remove existing buildings, and leverage State funding to encapsulate the contamination and prevent leaching and migration of contaminants into the adjoining Menominee River.



## Threshold Criteria for Assessment Grant

## ***Threshold Criteria for Assessment Grants***

### **Applicant Eligibility**

The applicant for this combined EPA Community Wide Hazardous Materials and Petroleum Assessment Grant is the City of Marinette. The City of Marinette fulfills the definition of an "eligible entity" by being a recognized political subdivision as defined by the State's legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). The City of Marinette is a General Purpose Unit of Local Government as defined in the eligibility requirements for this grant.

### **Letter from the State or Tribal Authority (Attachment A)**

The Wisconsin Department of Natural Resources (WDNR) has reviewed this combined EPA Community Wide Hazardous Materials and Petroleum Assessment Grant and has provided a letter of support from the Remediation and Redevelopment Brownfield Program.

### **Site Eligibility and Property Ownership Eligibility**

A specific property eligibility determination is not requested at this time and will be determined in accordance with the community-wide grant requirements. Specific sites have not been identified; however, the intent is to use the Community Wide Hazardous Materials and Petroleum Assessment Grant to assess sectors of the downtown Menominee Riverfront and Menekaunee Harbor area of the City of Marinette. Properties to be used under this funding are a mix of properties, a few are owned by the City, while many others are privately held.

**Attachment A**  
**Letter of Support from State**

**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711



January 8, 2014

Denise Ruleau, Mayor  
City of Marinette  
1905 Hall Avenue  
Marinette, WI 54143-1716

Subject: State Acknowledgement and Support for the City of Marinette's Application to the U.S. EPA for a \$400,000 Community-wide Assessment Grant (\$200,000 for hazardous substances/ \$200,000 for petroleum)

Dear Ms. Ruleau:

The Wisconsin Department of Natural Resources is pleased to acknowledge and support the federal brownfield grant application referenced above for the City of Marinette.

I am aware that many sections of your downtown area contain former industrial and manufacturing sites, as well as abandoned gas stations, bulk fuel depots, and auto repair facilities, which have long been abandoned or are largely underutilized. Moreover, significant areas of riparian shoreline and a harbor of the Menominee River, near its confluence with Lake Michigan, have documented shoreline and sediment contamination from a long history of previous industrial, commercial, and non-conforming uses along the Marinette riverfront. In order for you to properly manage and restore the original beauty of this urban river resource, contamination assessment is needed before you can undertake restoration efforts to convert these impacted lands and waters/sediments into a public resource to be safely enjoyed by your residents and tourists.

Many of these abandoned and underutilized sites contain contamination sources that pose a threat to human health and the environment, including cancer risks and target organ damage through inhalation and direct contact. To date, a total of 373 discharge activities in Marinette have been reported to the Department and are currently being tracked, the vast majority being contaminant releases occurring in our downtown river/harbor corridor.

Obtaining EPA funding for a Community-wide Assessment Grant is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for city residents. Assessment funding will also likely leverage local investments in brownfield redevelopment.

Sincerely,


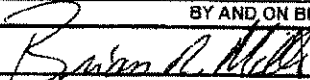
Darsi Foss, Chief  
Brownfields and Outreach Section  
Bureau for Remediation and Redevelopment

cc: Bruce Urben - RR/5 CO  
Annette Weissbach - NER  
Scott Wilson, Ayers Assoc.



## **Attachment B**

### **Documentation of Leveraged Funds**

|  |  |  |   |   |                    |   |
|--|--|--|---|---|--------------------|---|
|   | <b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b><br><br><b>Assistance Amendment</b> |  | ASSISTANCE ID NO.   |   |                    | DATE OF AWARD<br>02/24/2010               |
|  |  |  | PRG   | DOC ID  | AMEND#             |   |
|  |  |  | BF - 00E17501 - 1   |   |                    |   |
|  |  |  | TYPE OF ACTION<br>No Cost Amendment   |   |                    |   |
| RECIPIENT TYPE:<br>Municipal   |  |  | Send Payment Request to:<br>Las Vegas Finance Center                        |   |                    | MAILING DATE<br>02/24/2010                |
| RECIPIENT:<br>City of Marinette<br>1905 Hall Avenue<br>Marinette, WI 54143-1716<br>EIN: 39-6005515   |  |  | PAYMENT METHOD:<br>ASAP   |   |                    |   |
|  |  |  | PAYEE:<br>City of Marinette<br>1905 Hall Avenue<br>Marinette, WI 54143-1716 |   |                    | ACH#<br>50651                             |
| PROJECT MANAGER<br>Brian R. Miller, P.E.<br>1905 Hall Avenue<br>Marinette, WI 54143-1716<br>E-Mail: bmill@marinette.wi.us<br>Phone: 715-732-5135   |  | EPA PROJECT OFFICER<br>Alan Baumann<br>77 West Jackson Blvd., SE-7J<br>Chicago, IL 60604-3507<br>E-Mail: Baumann.Alan@epa.gov<br>Phone: 312-886-3058 |   | EPA GRANT SPECIALIST<br>Marco Santos<br>Assistance Section, MC-10J<br>E-Mail: Santos.Marco@epa.gov<br>Phone: 312-353-3490   |                    |   |
| <b>PROJECT TITLE AND EXPLANATION OF CHANGES</b><br>Brownfields Hazardous Substances Assessment Cooperative Agreement<br>EPA Contact Information: Time Extension (Amendment)<br><br>This no cost amendment extends the agreement to 2/28/2011 and enables the City of Marinette to continue performing brownfields assessment and redevelopment activities. This action also updates the Project Officer for the agreement.   |  |  |   |   |                    |   |
| BUDGET PERIOD<br>03/01/2007 - 02/28/2011   |  | PROJECT PERIOD<br>03/01/2007 - 02/28/2011  |   | TOTAL BUDGET PERIOD COST<br>\$200,000.00  |                    | TOTAL PROJECT PERIOD COST<br>\$200,000.00 |
| <b>NOTICE OF AWARD</b><br><br>Based on your application dated 02/10/2010, including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA), hereby awards \$. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Such award may be terminated by EPA without further cause if the recipient fails to provide timely affirmation of the award by signing under the Affirmation of Award section and returning all pages of this agreement to the Grants Management Office listed below within 21 days after receipt, or any extension of time, as may be granted by EPA. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments. |  |  |   |   |                    |   |
| ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)  |  |  |   | AWARD APPROVAL OFFICE   |                    |   |
| ORGANIZATION / ADDRESS<br>U.S. EPA Region 5<br>Mail Code MCG10J<br>77 West Jackson Blvd.<br>Chicago, IL 60604-3507   |  |  |   | ORGANIZATION / ADDRESS<br>U.S. EPA, Region 5<br>Superfund Division<br>77 West Jackson Blvd., S-6J<br>Chicago, IL 60604-3507 |                    |   |
| THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY   |  |  |   |   |                    |   |
| SIGNATURE OF AWARD OFFICIAL<br>Digital signature applied by EPA Award Official   |  | TYPED NAME AND TITLE<br>Sharon Green, Chief, Assistance Section  |   |   | DATE<br>02/24/2010 |   |
| <b>AFFIRMATION OF AWARD</b><br>BY AND ON BEHALF OF THE DESIGNATED RECIPIENT ORGANIZATION   |  |  |   |   |                    |   |
| SIGNATURE<br>   |  | TYPED NAME AND TITLE<br>Brian R. Miller, P.E., Director of Public Works  |   |   | DATE<br>3.1.10     |   |

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711



September 7, 2011

FILE REF: RRG-025

Brian Miller, Director of Public Works  
City of Marinette  
1905 Hall Ave.  
Marinette, WI 54143

Subject: Executed Ready for Reuse Grant Agreement

Dear Mr. Miller:

The Department of Natural Resources (DNR) has received both copies of the signed grant agreement that you sent in for the Ready for Reuse Loan and Grant Program for the following site:

| File Number | Site Name & Address   | Grant Amount |
|-------------|---|--------------|
| RRG-025     | Former Postorino Paint Project<br>501 Mann Street and Adjacent City-Owned Parcel<br>Marinette, WI 54143 | \$59,000     |

Enclosed is your copy of the executed agreement that has been signed by the DNR. Please keep this copy of the agreement for your records. Please note that your grant period is August 29, 2011 to January 29, 2012.

The following DNR regional project manager has been assigned to your grant site. Please contact this individual with any questions about any environmental activities that are conducted at your site.

Kristin DuFresne  
920-662-5443  
kristin.dufresne@wisconsin.gov

You may also call me at 608-266-2699 in Madison if you have any questions about grant requirements or procedures.

Additional information about the Ready for Reuse Loan and Grant Program, including reporting and payment request forms, is available on the DNR Remediation and Redevelopment program's website at: <http://dnr.wi.gov/org/aw/rr/rlf/>.

We look forward to continuing our work with you on this project.

Sincerely,

Robert E. Strous Jr.  
Ready for Reuse Grants & Loans  
Bureau for Remediation & Redevelopment

Enclosures

cc: Darsi Foss - RR/5  
Shelley Fox - RR/5  
Kristin DuFresne - DNR NER, Green Bay  
Annette Weissbach - DNR NER, Green Bay  
Mike Gifford - US EPA, Region 5  
Jonathan Sbar - City of Marinette  
Scott Wilson - Ayres Associates

Notice: Completion of this agreement is required to obtain a Brownfields Site Assessment Grant under s. 292.75, Wis. Stats. and ch. NR 168, Wis. Adm. Code. Personally identifiable information included on this form will be used to process your application and may be made available to requests under Wisconsin's Open Records law [ss. 19.31 - 19.69, Wis. Stats.].

|   |             |  |             |                      |            |                           |             |                         |     |  |  |
|---|-------------|--|-------------|----------------------|------------|---------------------------|-------------|-------------------------|-----|--|--|
| <b>Grantee</b><br>City of Marinette   |             | <b>Grant Number</b><br>SAG - 694<br><br>State Program Number: 370.687  |             |                      |            |                           |             |                         |     |  |  |
| <b>Property Name or Title and Address</b><br>Former Posterino Paint<br>501 Mann Street<br>Marinette, WI 54143   |             |  |             |                      |            |                           |             |                         |     |  |  |
| <b>Period Covered by This Agreement</b><br>One year starting from the date of the Department's signature of this grant contract.  |             | <b>Grantee's Authorized Representative</b><br>Brian Miller, Director of Public Works<br>City of Marinette<br>1905 Hall Avenue<br>Marinette, WI 54143 |             |                      |            |                           |             |                         |     |  |  |
| <b>Scope and Description of Grant Activities</b><br>Demolition<br>Asbestos Abatement<br><div data-bbox="998 961 1356 1186" data-label="Image"></div>  |             |  |             |                      |            |                           |             |                         |     |  |  |
| <b>GRANT COSTS:</b>   |             | <b>The following documents are hereby incorporated into and made part of this agreement:</b>   |             |                      |            |                           |             |                         |     |  |  |
| <table><tr><td><b>Grant Amount</b></td><td>\$30,000.00</td></tr><tr><td><b>Grantee Match</b></td><td>\$6,000.00</td></tr><tr><td><b>Total Project Cost</b></td><td>\$36,000.00</td></tr><tr><td><b>Match Percentage</b></td><td>20%</td></tr></table> |             | <b>Grant Amount</b>  | \$30,000.00 | <b>Grantee Match</b> | \$6,000.00 | <b>Total Project Cost</b> | \$36,000.00 | <b>Match Percentage</b> | 20% | <ol style="list-style-type: none"><li>1. Section 292.75, Wisconsin Statutes</li><li>2. Chapter NR 168, Wisconsin Administrative Code</li><li>3. Signed application and all attachments</li></ol> |  |
| <b>Grant Amount</b>   | \$30,000.00 |  |             |                      |            |                           |             |                         |     |  |  |
| <b>Grantee Match</b>  | \$6,000.00  |  |             |                      |            |                           |             |                         |     |  |  |
| <b>Total Project Cost</b>   | \$36,000.00 |  |             |                      |            |                           |             |                         |     |  |  |
| <b>Match Percentage</b>   | 20%         |  |             |                      |            |                           |             |                         |     |  |  |

Brownfield Remediation and Redevelopment Grant

Agreement Between

Wisconsin Department of Commerce

And

Hometowne Square, LLC

Financial Statement

With Independent Auditors' Report

June 8, 2009 through June 8, 2011

Brownfield Remediation and Redevelopment Grant  
Agreement Between  
Wisconsin Department of Commerce  
And  
Hometowne Square, LLC

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|--|-------------|
| Independent Auditors' Report                   | 2           |
| Statement Of Costs Claimed and Source of Funds | 3           |
| Notes to the Financial Statement               | 4           |

## INDEPENDENT AUDITORS' REPORT

To the Members:

Hometowne Square, LLC

We have audited the accompanying statement of costs claimed and source of funds of the Brownfield Redevelopment Grant agreement between the Wisconsin Department of Commerce and Hometowne Square LLC for the period June 8, 2009 through June 8, 2011. This financial statement is the responsibility of the company's management. Our responsibility is to express an opinion on the financial statement based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and the Grant agreement. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statement is free of material misstatement. An audit includes assessing the accounting principals used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Our audit also includes examining, on a test basis, a representative number of charges to the Grant that could have a material effect on the financial statement or on the Grant tested. The results of our test indicate that for the items tested, Hometowne Square, LLC complied with the material terms and conditions of the Grant agreement. Further, for the items not tested, nothing came to our attention to indicate that Hometowne Square LLC had not complied with the significant compliance terms and conditions of the grant referred to above.

We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statement referred to above presented fairly, in all material respects, the financial activity of the Brownfield Grant agreement between Wisconsin Department of Commerce and Hometowne Square LLC for the period June 8, 2009 through June 8, 2011 in conformity with generally accepted accounting principles and the Grant agreement.

Furthermore, we have found nothing in the final program report, prepared by Hometowne Square LLC that is materially inconsistent with our findings as outlined above.

This report is intended solely for the use of Hometowne Square LLC and the Wisconsin Department of Commerce and should not be used for any other purpose.

Respectfully submitted,

Tom A. Rothe, S.C., CPAs

Brownfield Remediation and Redevelopment Grant  
Agreement Between

Wisconsin Department of Commerce  
And  
Hometowne Square, LLC

Statement of Costs Claimed and Source of Funds  
For the period June 8, 2009 through June 8, 2011

**Budget As Approved**

|                                   | Total<br>Budget | City of<br>Marinette | Hometowne<br>Square | Brownfield<br>Grant |
|-----------------------------------|-----------------|----------------------|---------------------|---------------------|
| 110 Acquisition                   | 295,775         | -                    | 295,775             | -                   |
| 190 Demolition                    | 35,000          | -                    | 17,500              | 17,500              |
| 232 Environmental Work            | 227,200         | -                    | 77,200              | 150,000             |
| 234 Asbestos Abatement            | 21,400          | -                    | 21,400              | -                   |
| 237 Site Preparation / Earth Work | 48,200          | -                    | 48,200              | -                   |
| 415 Infrastructure / Utility Work | <u>245,000</u>  | <u>200,000</u>       | <u>22,500</u>       | <u>22,500</u>       |
|                                   | 872,575         | 200,000              | 482,575             | 190,000             |

**Actual Expenditures**

|                                   | Total<br>Expended | City of<br>Marinette | Hometowne<br>Square | Brownfield<br>Grant |
|-----------------------------------|-------------------|----------------------|---------------------|---------------------|
| 110 Acquisition                   | 300,013           | -                    | 300,013             | -                   |
| 190 Demolition                    | 32,923            | -                    | 15,423              | 17,500              |
| 232 Environmental Work            | 281,256           | -                    | 131,256             | 150,000             |
| 234 Asbestos Abatement            | 21,495            | -                    | 21,495              | -                   |
| 237 Site Preparation / Earth Work | 74,244            | -                    | 74,244              | -                   |
| 415 Infrastructure / Utility Work | <u>347,781</u>    | <u>250,000</u>       | <u>75,281</u>       | <u>22,500</u>       |
|                                   | 1,057,712         | 250,000              | 617,712             | 190,000             |

Note: The accompanying notes are an integral part of this statement.

Brownfield Remediation and Redevelopment Grant  
Agreement Between

Wisconsin Department of Commerce  
And  
Hometowne Square, LLC

Notes to the Financial Statement

With Independent Auditors' Report  
For the Period June 8, 2009 through June 8, 2011

Note 1: Summary of Significant Accounting Policies

Basis of Accounting: This Grant is accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

Reporting Entity: This statement includes only the Brownfields Grant activities. The other activities of Hometowne Square, LLC, are not included in this report.

Note 2: Question Cost and Audit Findings

None.

Note 3: Explanation of Differences Between Budgeted and Actual Expenses

The increased costs are a result of circumstances that were unforeseen at the time of the application. These increases were absorbed in their entirety, by Hometowne Square, LLC.

**Wisconsin Department of Commerce**  
**Request for Disbursement of Community Development Block Grant Funds**

**Section 1:**

Contract: **BEBR FY03-10128**

Applicant: **City of Marinette**

Request No: 1 Final: Yes: ☒ No: ☐

Request Amount: **\$431,500.00**

*Commerce Use Only:*

**100-143-CDPF-1516 JB67 5100 C01E**

Depository Information: **Stephenson National Bank & Trust**

**Account: 0011561**

**1820 Hall Avenue**

**P.O. Box 137**

**Marinette, WI 54143**

**Attn: Monica Lehman**

**Section 2:**

| Item | Name           | Matrix | Activity | CDBG         | Request      | Match        | Total         |
|------|----------------|--------|----------|--------------|--------------|--------------|---------------|
| 360  | Planning       |        |          | \$ 31,500.00 |              |              | \$ 49,862.48  |
| 230  | Engineering    |        |          | \$ -         | \$ -         | \$ -         | \$ -          |
| 253  | Storm Sewer    |        |          | \$ 18,200.00 |              |              | \$ 28,359.22  |
| 420  | Sanitary Sewer |        |          | \$ 34,145.00 |              |              | \$ 26,512.95  |
| 464  | Water Main     |        |          | \$ 54,050.00 |              |              | \$ 54,751.50  |
| 190  | Clearance      |        |          | \$ 75,000.00 |              |              | \$ 88,129.11  |
| 310  | Misc.          |        |          | \$ -         | \$ -         | \$ -         | \$ -          |
| 110  | Land Acq.      |        |          | \$ 38,605.00 |              |              | \$ 174,453.00 |
| 232  | Remeld.        |        |          | \$180,000.00 |              |              | \$ 241,095.74 |
|      | Total          |        |          | \$431,500.00 | \$431,500.00 | \$231,663.93 | \$ 663,164.00 |

**Section 3:**

I, hereby, certify the information reported above is correct, the amount requested is not in excess of current needs, and that federal funds in excess of \$5,000.00 will be disbursed in three (3) working days.

Preparer Signature: Scott C. Wilson

Date: 2/6/04

Typed Name: Scott C. Wilson

Title: Finance Analyst

Phone: 268-1990/1256

Community Finance Specialist: \_\_\_\_\_

Date: \_\_\_\_\_

Commerce Account Specialist: \_\_\_\_\_

Date: \_\_\_\_\_

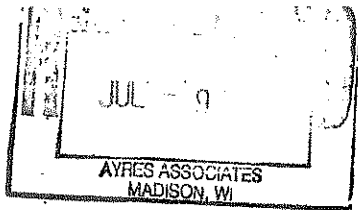
**Section 4:**

Mail or fax the completed form, along with the Cash Control Register, Disbursements Journal and Matching Funds Journal, to the address below. Retain a copy for your grant files.

Jason Scott

Bureau of Community Finance

**Wisconsin Department of Commerce**  
**Request for Disbursement of Community Development Block Grant Funds**



**STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES**

**IN THE MATTER OF:**

City of Marinette and Wisconsin Department of Natural Resources agreement to address contamination from a site with a Leaking Underground Storage Tank, using funding from the federal American Recovery and Reinvestment Act of 2009.

**Intergovernmental Agreement: City of Marinette, Wisconsin**

**RECITAL**

WHEREAS, the Wisconsin Department of Natural Resources ("WDNR") and the City of Marinette ("City") have decided to enter into an agreement, pursuant to s. 66.0301, Wis. Stats., to facilitate the assessment and cleanup of the Postorino Painting (the site) which has petroleum contamination from one or more leaking underground storage tanks (LUSTs) in the City of Marinette; and

Whereas, the WDNR will receive funding from the federal American Recovery and Reinvestment Act of 2009 (Recovery Act) to address remediation of LUST contamination; and

Whereas, WDNR has experienced reductions in the number of staff available to provide day-to-day project management; and

Whereas, WDNR and the City have identified the site to have significant redevelopment potential that is hindered by the presence of LUST contamination, and no viable responsible party is available to take the actions necessary under s.292.11 Stats.; and

Whereas, the City has acquired title to the site; and

Whereas, the WDNR recognizes that the site has the potential to threaten public health, safety or welfare or the environment; and

Whereas, the WDNR will provide Recovery Act funds to reimburse the City for expenditures incurred to address contamination at the site at a funding level not to exceed \$92,646.00; and

Whereas, the reimbursements will be based on actual costs incurred, that are approved by the WDNR Project Manager identified in section V.A. Costs will be compared to the PECFA Program Usual & Customary Cost Schedule (Comm 47.325(2) Wisconsin Administrative Code); and

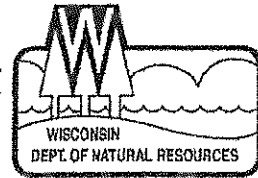
Whereas, the City has the authority to procure service, construction and professional service contracts following the same procurement laws the WDNR must follow; and

Whereas, the City has retained the services of a competent environmental consulting firm, through a legislatively prescribed competitive selection process; and

Whereas, the City through its contractors will proceed to address the contamination at these sites in accordance with all applicable provisions of USEPA's Guidance to Regions for Implementing the LUST Provisions of the American Recovery and Reinvestment Act of 2009 document EPA-510-R-09-003 (June 2009)(EPA ARRA LUST Guidance) which is available at

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711



September 14, 2011

Brian R. Miller, P.E.  
City Engineer  
Marinette City Hall  
1905 Hall Avenue  
Marinette WI 54143

Subject: Intergovernmental Agreement between Wisconsin Department of Natural Resources and the City of Marinette, Wisconsin

Dear Mr. Miller:

Enclosed is a copy of the signed agreement between the Wisconsin Department of Natural Resources and the City of Marinette for the purpose of remediating contaminated sediment and restoring Menekaunee Harbor. You are authorized to proceed with the project.

We have retained an original signed copy of this agreement for our files.

If you have questions or concerns regarding this agreement, please contact the Project Manager, Jim Killian (608) 264-6123 or me at (608) 266-1956.

We look forward to working with you on this exciting project.

Sincerely,

Stephen G. Galarneau  
Director  
Office of the Great Lakes & Contaminated Sediment Unit

Enc.

Cc: Tim Panzer - RR/5  
Jim Killian - WT/3

STATE OF WISCONSIN  
PURCHASE ORDER

1 - Regular  
2 - Change Previous  
3 - Cancel Previous  
4 - Interagency  
5 - Blanket-Non Contract  
8 - Blanket-Contract  
G - Grant (Pass-thru)  
P - Master Lease Program  
P - Project (Construction)

PURCHASE ORDER NUMBER  
9BME00000007

SHOW THIS NUMBER ON ALL SHIPMENTS  
CORRESPONDENCE AND INVOICES

STATE PD 370

VENDOR NUMBER

M38251

DATE: 09/13/11

PAGE: 1

SHIP TO:

TREAS CITY MARINETTE  
ATTN: JIM ANDERSON, CITY CLERK  
1905 HALL AVE  
MARINETTE WI 54143-1716

TIM PANZER  
DEPT. OF NATURAL RESOURCES  
REMEDICATION & REDEVELOPMENT  
101 S WEBSTER ST  
MADISON, WI 53702

|                                   |          |          |                |                  |                        |
|-----------------------------------|----------|----------|----------------|------------------|------------------------|
| FOB                               | Terms    | Delivery | Reference      | Agency Bid No.:  | Statewide Contract No. |
| DESTINATION PER CONTRACT 06/30/12 |          |          |                |                  |                        |
| Item                              | Quantity | Unit     | Commodity Code | Unit Price       | Total                  |
| I                                 | 1.000    | PROJ     | 926-94-00-0000 | 1,135,596.000000 | 1,135,596.00           |

INTERGOVERNMENTAL AGREEMENT BETWEEN DNR AND CITY OF  
MARINETTE TO ASSIST IN THE REMEDIATION OF CONTAMINATED SEDIMENT AND  
THE RESTORATION OF MENEKAUNEE HARBOR NEAR THE MOUTH OF THE MENOMINEE  
IN THE CITY OF MARINETTE, MARINETTE COUNTY, WI.

TOTAL: 1,135,596.00

| ----- FOR STATE USE ONLY ----- |      |     |         |      |      |      |         |          |     |              |
|--------------------------------|------|-----|---------|------|------|------|---------|----------|-----|--------------|
| LN                             | FUND | AGY | ORG/SUB | APPR | ACTV | FUNC | OBJ/SUB | JOB NUM  | CAT | TOTAL        |
| 01                             | 495  | 370 | WTAD/   | T GL | 0    | WYZY | 5100/   | 96001G16 |     | 1,135,596.00 |
| TOTAL:                         |      |     |         |      |      |      |         |          |     | 1,135,596.00 |

[illegible]

## WDNR Office of the Great Lakes AOC Grant 2013

**Project Title:** Menekaunee Harbor Restoration: Implementation Phase

**Project Applicant:** Wisconsin Department of Natural Resources

**Organization Name:** Office of the Great Lakes

**Street/Mailing Address:** 2984 Shawano Avenue  
Green Bay, WI 54313

**Phone number:** 920-662-5170

**E-mail address:** [Cheryl.Bougie@Wisconsin.gov](mailto:Cheryl.Bougie@Wisconsin.gov)

**DUNS Number:** NA

**Project Manager's name and contact info:** Cheryl Bougie (see above)

**Person responsible for reporting:** Ben Uvaas, WDNR

**Project Location:** Lower Menominee River Area of Concern

### *Current Status*

Menekaunee Harbor is a 13-acre natural embayment of the Menominee River, and included within the boundaries of the Lower Menominee River Area of Concern (AOC). The adjacent shoreline is largely owned by the City of Marinette with a smaller portions privately owned by Marinette Fuel and Dock Company, Jozatis Distributing Inc., and Harbor Town Marine Inc. A City owned trail runs from the Harbor south to Red Arrow Park, an existing public beach, which borders Seagull Bar State Natural Area to the south (Attachment A). West of the Harbor is an area referred to as the "South Channel" which contains valuable habitat, but is also the site of an ongoing sediment remediation project.

Sediment quality in the Harbor is degraded. Contamination is not as high as other segments of the AOC (WDNR and MDEQ 2012), but elevated concentrations of metals, PAHs, and nutrients have been reported (Weston Solutions 2008). The WDNR determined that continuing sediment deposition in the Harbor has a negative impact on the health and functionality of the aquatic ecosystem, including the movement, chemical partitioning, and biological fate of contaminants and nutrients. Much of the Harbor's shoreline protection consists of dilapidated vertical wooden seawalls. Removal and replacement of the shoreline protection is necessary before dredging could safely begin.

Fish and wildlife habitat in the Harbor is degraded by invasive plant species, contaminated sediment, and excessive sedimentation. Menekaunee Harbor is an important component of the environmental corridor, as a midpoint between the South Channel and Seagull Bar State Natural Area (Attachment B). Habitat improvements here would improve the connectivity between all three sites and the overall habitat value to fish and wildlife.

In 2013, the Wisconsin Department of Natural Resources (WDNR) and City of Marinette began work with the City's engineering consultant to develop plans to remove contaminated sediment, improve navigational and recreational opportunities, and restore fish and wildlife habitat in Menekaunee Harbor. This restoration implementation plan will be funded by this grant request to EPA. Plans are still under development, but are expected to be ≥90% complete (adequate for bid solicitation) by January 2014. The City and WDNR are sharing the \$422,000 cost of plan development at 35% and 65% respectively.

Input from the Citizens Advisory Committee (local RAP implementation group) and WDNR and Michigan Department of Natural Resources staff has been included to ensure developing plans are consistent with Remedial Action Plan (RAP) delisting targets. Removal of contaminated sediment deposits in Menekaunee Harbor would directly benefit efforts to remove the *Degradation of Benthos* and *Restrictions on Dredging* beneficial use impairments (BUIs), and efforts to restore fish and wildlife habitat will contribute to the removal of the *Loss of Fish & Wildlife Habitat* and *Degradation of Fish & Wildlife Populations* BUIs (WDNR and MDEQ 2012).

There are additional remedial actions occurring in the Menominee River upstream of Menekaunee Harbor. At WDNR's request, the City of Marinette has blocked the hydraulic connection between Menekaunee Harbor and the upstream contamination at the Ansul arsenic site. This was accomplished by reinforcing the existing riprap blockage under the Ogden Street Bridge, thereby preventing the migration of contaminated sediment to the Harbor while the Ansul arsenic site is remediated by Tyco International. Once Tyco has completed the remediation, the City has pledged to remove the blockage to re-establish connectivity. This action will allow for some flow through the Harbor providing for fish passage from the Harbor to the South Channel and improve dissolved oxygen levels in the Harbor by providing some additional water flow.

### ***Project Goals***

The Menekaunee Harbor Restoration Project will implement stakeholder supported designs for the holistic restoration of Menekaunee Harbor, including replacement of failing shoreline protection, removal of contaminated and uncontaminated sediment, and restoration of fish and wildlife habitat. Implementation of these designs will improve sediment quality, provide additional fish and wildlife habitat, and increase human recreational and economic opportunities around the Harbor. Project completion will result in notable progress towards removing four of the remaining five BUIs in the Menominee River AOC.

### ***Project Coordination, Collaboration, and Partnerships***

The City of Marinette and State of Wisconsin have fully funded (\$422,000) the development of restoration plans for Menekaunee Harbor through a 2011 intergovernmental agreement. A robust stakeholder outreach effort solicited input from a variety of stakeholders early on in the process to improve local project support. Interviews, City Council meetings, and a project open house were held with affected area businesses, outdoor clubs, City Council members, interested residents, members from the Citizens Advisory and Technical Advisory Committees, U.S. Fish and Wildlife Service, and staff from the Wisconsin and Michigan Departments of Natural Resources. Support was expressed for the project by attendees of the open house, and the Citizens Advisory Committee has provided a formal letter of support affirming this project's positive role in removing BUIs in the Lower Menominee River (Attachment B).

Funding for implementation will be passed to the City of Marinette by WDNR through an aid agreement. The City will release requests for bids for the implementation plan and oversight once funding has been secured. During implementation, WDNR will assist the City with contractor selection, grant administration, and also be responsible for all grant reporting duties.

Project goals are consistent with the recommendations of a number of existing plans, most notably the Lower Menominee River Area of Concern Stage 2 Remedial Action Plan. Other important Great Lakes plans calling for the restoration of Areas of Concern through the removal of BUIs include the Lake Michigan Lakewide Management Plan (USEPA 2008), the Great Lakes Regional Collaboration Strategy (GLRC 2005), and Wisconsin's Great Lakes Strategy (WDNR 2009).

***Project Activities & Timeline***

|  | Calendar Year 2014 |     |     |       |     |      |      |     |      |     |     |     |
|--|--------------------|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|
|  | Jan                | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec |
| Funding request awarded to WDNR and the aid agreement is developed/signed with the City            |                    |     |     |       |     |      |      |     |      |     |     |     |
| The City develops necessary bid documents and opens bidding, contractor(s) are selected            |                    |     |     |       |     |      |      |     |      |     |     |     |
| Receive permits (dredging, solid waste, storm water, etc.) applied for during earlier design phase |                    |     |     |       |     |      |      |     |      |     |     |     |
| Contractor(s) work with the City, WDNR, and USEPA to develop and approve a QAPP(s)                 |                    |     |     |       |     |      |      |     |      |     |     |     |
| Existing dilapidated shore protection (wooden seawall) is removed                                  |                    |     |     |       |     |      |      |     |      |     |     |     |
| Installation of riprap and other shore protection  |                    |     |     |       |     |      |      |     |      |     |     |     |
| Dredging followed by sediment disposal or re-use (78,500 yd <sup>3</sup> )                         |                    |     |     |       |     |      |      |     |      |     |     |     |
| Beneficial re-use of uncontaminated sediment within the harbor for habitat                         |                    |     |     |       |     |      |      |     |      |     |     |     |
| Implement post-dredge confirmation sampling protocol   |                    |     |     |       |     |      |      |     |      |     |     |     |

|  | Calendar Year 2015 |     |     |       |     |      |      |     |      |     |     |     |
|--|--------------------|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|
|  | Jan                | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec |
| Habitat restoration  |                    |     |     |       |     |      |      |     |      |     |     |     |
| Installation of limited sheet pile wall  |                    |     |     |       |     |      |      |     |      |     |     |     |
| Additional dredging around sheet pile wall (850 yd <sup>3</sup> ) and disposal |                    |     |     |       |     |      |      |     |      |     |     |     |
| post-dredge confirmation sampling protocol                                     |                    |     |     |       |     |      |      |     |      |     |     |     |
| Final site restoration   |                    |     |     |       |     |      |      |     |      |     |     |     |

Please note that if funding is awarded later than anticipated the project schedule will be affected and may require work to be postponed until the next field season. City policy requires funding to be obtained prior to opening bidding. Large sediment removal projects similar to this one are generally bid between January and March. Large projects bid outside of this timeline may result in fewer or less competitive (higher cost) bids. Intermediary and final grant reports will be submitted to USEPA for approval as requested throughout the life of the grant.

### ***Results***

Success of the implementation phase will be measured by the volume of contaminated and uncontaminated sediment removed, linear feet of dilapidated shoreline protection repaired or softened, acres of wetland restored, and acres of invasive plant species controlled. Since plans for dredging, shoreline protection, and habitat restoration have not been finalized at this time, deliverables and outputs may change and will become more specific. Quantities below represent the best possible estimate at this time, but are also subject to change.

### **Deliverables and Outputs**

- Replace existing dilapidated shoreline protection
  - Approximately 900 linear feet of wooden seawall will be replaced with rock riprap; 200 linear feet of stepped limestone shoreline and 120 linear feet of sheet pile will replace the remaining wooden seawall
  - Include a penetration of the repaired seawall on the Harbor's north side to facilitate future construction of a public boat launch
- Removal and disposal of contaminated and uncontaminated sediment

- Current projections estimate that 79,350yd<sup>3</sup> of sediment needs to be removed and properly disposed of
  - The majority of dredging and disposal will take place in 2014 (78,500yd<sup>3</sup>)
  - Contaminated sediment will be disposed of at a local landfill
  - Less contaminated material will be disposed of at a City owned lot
- Up to 29,900yd<sup>3</sup> of uncontaminated sediment will be beneficially reused as part of habitat restoration activities
- Restoration of Fish and Wildlife Habitat
  - 9 acres of wetland and aquatic habitat is restored
  - 3.18 acres dense treatment, 18 acres spot treated for invasive plants
  - Follow up monitoring of plantings and invasive species treatment areas
- Quality assurance project plan(s) (QAPP) are completed and approved
  - One or more QAPPs covering all aspects of the project will be developed by the contractor, City, and WDNR for USEPA approval prior to implementation of the plan
- A final project report is submitted to EPA
  - The final report will document that status of all deliverables, actual budget expenditures, deviations from the proposed timeline or designs, and other information as requested by USEPA

### Outcomes

Completion of the proposed work will result in the holistic restoration of Menekaunee Harbor. Sediment quality and Harbor depth for navigation will be improved. Fish and wildlife habitat will be restored, and the connectivity and habitat value of three natural areas (South Channel, Menekaunee Harbor, and Seagull Bar State Natural Area) in the AOC will be improved.

Fish populations expected to benefit include lake sturgeon, walleye, yellow perch, muskellunge, smallmouth bass, largemouth bass, and northern pike. These species are of particular interest in the Lower Menominee AOC, and are specifically identified in the 2012 RAP Update. Many bird species will also benefit from habitat improvements. Seagull Bar State Natural Area is an important migratory bird stopover site and foraging area for nesting waterbirds. Many of these species could utilize improved habitat in the Harbor.

Implementation will result in notable progress towards removing four of the remaining five BUIs in the Menominee River AOC (WDNR and MDEQ 2012). Those BUIs are the *Degradation of Benthos*, *Restrictions on Dredging*, *Loss of Fish & Wildlife Habitat*, and *Degradation of Fish & Wildlife Populations*.

Beyond the removal of BUIs, it is important to stress this project's importance to the City of Marinette. New human recreational and economic opportunities will exist in the Harbor that are not possible under current conditions. The City's original Master Plan has evolved, their future vision places Menekaunee Harbor as the City's hub for recreational activity. Menekaunee will become the central connectivity zone for the bicycle and pedestrian pathways beginning in the northern edge of Marinette at Stephenson Island and winding through both historic and residential areas first to the Harbor and then eventually ending at the natural beaches and bird sanctuaries of Red Arrow Park and Seagull Bar. Menekaunee will be the central gathering place offering access to the water for fishing, bird-watching, kayaking, and day-camping. Long-term plans which include a public boat launch and trailer parking, interpretive trails, fishing piers, and temporary boat dockage, will add to the attractiveness of the Harbor and reactivate the City making this a destination place for both the community residents and tourists. The City's proposed future amenities have been conceptually designed not to interfere with habitat improvements. The City sees the work contained in this proposal not as an endpoint, but as the first step towards dramatically improving a community asset.

**Budget**

| OBJECT CLASS                                | 2014               | 2015               |
|---|--------------------|--------------------|
| WDNR- Personnel/Salaries                    | \$0                | \$0                |
| Travel                                      | \$0                | \$0                |
| Equipment                                   | \$0                | \$0                |
| Supplies                                    | \$0                | \$0                |
| Implementation Contract                     | \$3,399,660        | \$1,202,400        |
| Oversight Contract                          | \$403,728          | \$100,200          |
| Other Contracts                             | \$0                | \$0                |
| Construction Costs                          | \$0                | \$0                |
| Total Direct Charges                        | \$0                | \$0                |
| Indirect Charges                            | \$0                | \$0                |
| <b>TOTAL COST (ANNUAL AMOUNT REQUESTED)</b> | <b>\$3,803,388</b> | <b>\$1,302,600</b> |
| <b>TOTAL AMOUNT REQUESTED</b>               | <b>\$5,105,988</b> |                    |

The budget has been divided between 2014 and 2015 needs. If the USEPA choose to fund the project, they may choose to only provide the "annual amount requested" for 2014 or the "total amount requested". In either instance, implementation of the plan would begin in earnest at the site in 2014 (see *Project Activities and Timeline* for details). Additional funding will be requested in 2015 if less than the "total amount requested" is provided by USEPA.

The WDNR will transfer funding to the City through an aid agreement. The City will hire contractor(s) for implementation plan and project oversight. Contractor(s) will be hired through a competitive bid process led by the City with selections made through consensus with the WDNR. The implementation plan contractor will be hired to execute restoration designs. The oversight contractor will be hired to develop QAPP(s) and provide implementation plan oversight. These costs are estimated in the "implementation plan contract" and "oversight contract" lines. The WDNR is responsible for grant administration, reporting, and oversight, but will receive assistance from the City of Marinette. Funding is included for City staff time to be specifically dedicated to this project.

The City of Marinette and WDNR have worked in close partnership to lay the necessary groundwork for this project (e.g., to secure state and local funds for planning and design) and will continue to work closely with each other and with EPA to ensure successful implementation of the plan.

## References

Great Lakes Regional Collaboration (GLRC). 2005. *Great Lakes Regional Collaboration Strategy to Restore and Protect the Great Lakes*. Retrieved 8/12/2013 from GLRC website: <http://www.glrc.us/strategy.html>

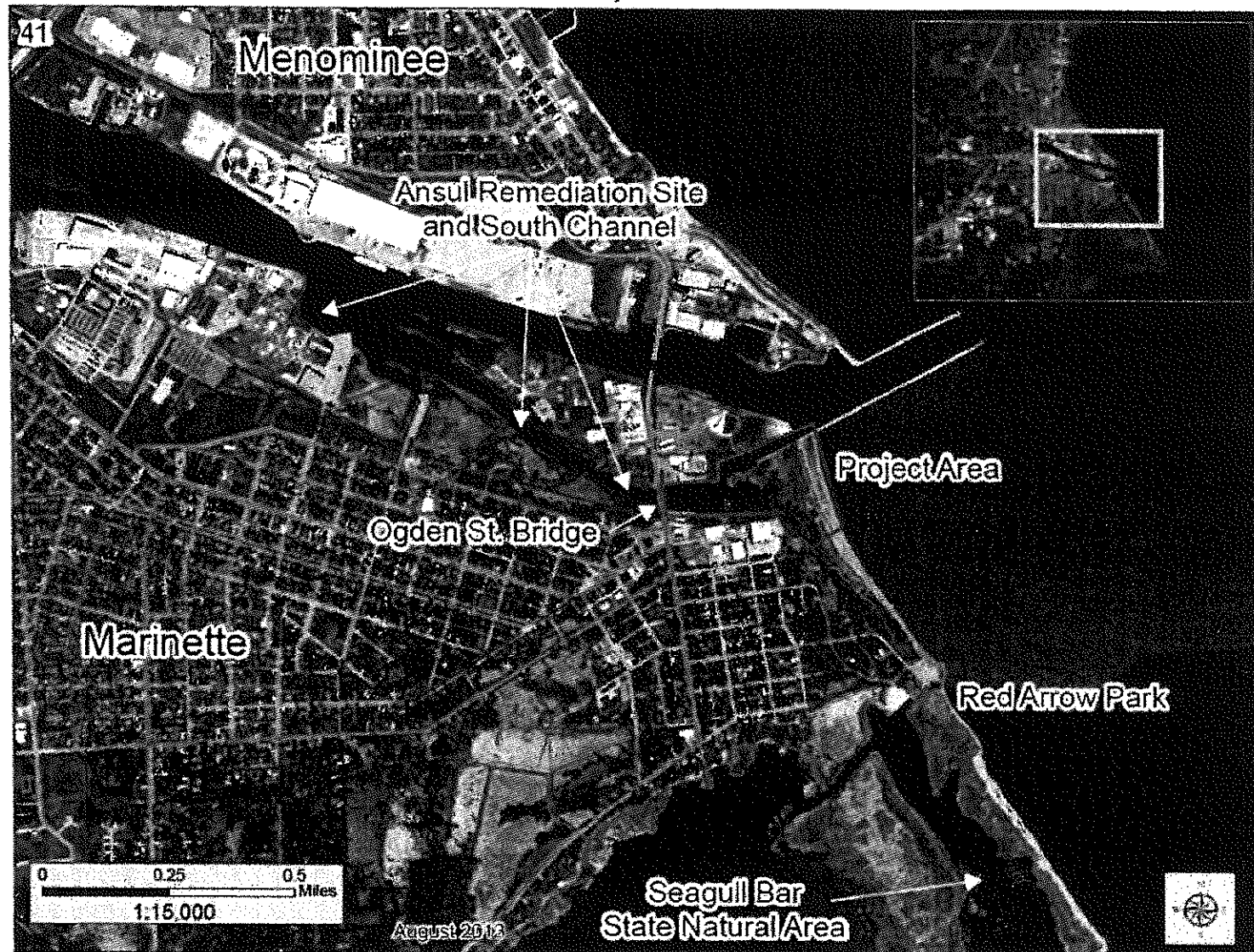
USEPA Great Lakes National Program Office. 2008. *Lake Michigan Lakewide Management Plan (LaMP) 2008 Status Report*. U.S. Environmental Protection Agency, 77 West Jackson Boulevard Chicago, IL 60604  
Retrieved 8/19/2013 from USEPA website: [http://epa.gov/glnpo/lamp/lm\\_2008/index.html](http://epa.gov/glnpo/lamp/lm_2008/index.html)

Weston Solutions Inc. 2008. *Menekaunee Harbor Sediment Investigation Report* on behalf of the USEPA Great Lakes National Program Office. U.S. Environmental Protection Agency, 77 West Jackson Boulevard Chicago, IL 60604

Wisconsin Department of Natural Resources (WDNR) and Michigan Department of Environmental Quality (MDEQ). 2012. *Stage 2 Remedial Action Plan Update for the Lower Menominee River Area of Concern*. Retrieved 8/12/2013 from WDNR website: <http://dnr.wi.gov/topic/greatlakes/documents/RAP-UpdateLMR2012final.pdf>

Wisconsin Department of Natural Resources (WDNR). 2009. *Wisconsin's Great Lakes Strategy: Restoring and Protecting Our Great Lakes*. Retrieved 8/12/2013 from WDNR website: <http://dnr.wi.gov/topic/greatlakes/documents/StrategyBrochure.pdf>

*Lower Menominee River Area of Concern and Menekaunee Harbor*





Division of Transportation  
System Development  
Northeast Regional Office  
944 Vanderperren Way  
Green Bay, WI 54304

Original

Scott Walker, Governor  
Mark Gottlieb, P.E., Secretary  
Internet: [www.dot.wisconsin.gov](http://www.dot.wisconsin.gov)

Telephone: (920)492-5643  
Facsimile (FAX): (920)492-5640

E-mail: [greenbay.dtsd@dot.wi.gov](mailto:greenbay.dtsd@dot.wi.gov)

March 25, 2013

ATTN JAMES ANDERSON  
CITY CLERK  
1905 HALL AVE  
MARINETTE WI 54143

Subject: Approved New Project State/Municipal Agreement

Dear Project Sponsor:

Attached is a copy of the approved State/Municipal Agreement (SMA) for the following project(s):

| Project ID Number | Project Title         | Project Limits             | Improvement Type |
|-------------------|-----------------------|----------------------------|------------------|
| 9995-04-71        | City of Marinette-MMC | Ely St-Mann St-TBA Project | Construction     |

This information has been provided for your files.

If you have any specific program related questions, please feel free to contact the Regional Local Program Manager, Glenn Landis at 920-492-4110.

Sincerely,

Glenn Landis  
Local Program Manager  
NE Region - Green Bay Office

CORRESPONDENCE/MEMORANDUM

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*PROJECT AGREEMENT ACCEPTANCE*

DATE: March 25, 2013

SUBJECT: Project Agreement:

Project ID: 9995-04-71  
Title: CITY OF MARINETTE-MMC  
Limits: ELY ST-MANN ST  
County: MARINETTE

The Attached Agreement Is Recommended For Approval:

PROGRAM: 209 -TRANSPORTATION FACILITIES ECONOMIC ASSISTANCE AND DEVELOPMENT

CONCEPTS COVERED by this AGREEMENT: Construction

ESTIMATED COST: \$1,364,742.00

PARTICIPATION: \_ PROJECT IS 50% STATE AND 50% LOCAL WITH A STATE CAP OF \$682,371.00.

NON-PARTICIPATION: Municipality is responsible for 100% non-par items AND ANY COST EXCEEDING THE FEDERAL CAP

EXECUTED BY: City of Marinette

DATE: 03/20/13

LET DATE: 06/25/13

NOTES:

REGION REVIEWER: Glenn Landls, Local Program Manager  
Date: 03/14/13

REGION APPROVED: Brian Brock, NE Region Planning Manager  
Date: 03/25/13

REGION: NE

2011  
 WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT  
 PLANNING GRANT CONTRACT  
 BETWEEN THE  
 WISCONSIN DEPARTMENT OF COMMERCE  
 AND THE  
 CITY OF MARINETTE

This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by and between the Wisconsin Department of Commerce ("the Department") and the City of Marinette ("the Grantee").

WHEREAS, the United States Government, through the Housing and Community Development Act of 1974, as amended, has established the Community Development Block Grant ("CDBG") Program and authorized each State to administer the program for non-entitlement areas; and

WHEREAS, the State of Wisconsin has elected to administer the CDBG program for non-entitlement areas through the Department; and

WHEREAS, the Department has approved the Grantee's application for CDBG funds;

NOW, THEREFORE, the Department agrees to grant Twenty Five Thousand Dollars (\$25,000) of CDBG Planning funds to the Grantee for the period of December 2, 2010 through December 31, 2011 subject to the following conditions:

1. BUDGET

The Grantee shall spend the CDBG funds as follows:

| BUDGET CODE  | ACTIVITY | CDBG     | MATCH    | TOTAL    |
|--------------|----------|----------|----------|----------|
| 360          | Planning | \$25,000 | \$35,560 | \$60,560 |
|              |          |          |          |          |
| <b>TOTAL</b> |          | \$25,000 | \$35,560 | \$60,560 |

2. SCOPE OF WORK

**Task 1 Infrastructure Assessment**

1. Storm water system evaluation
2. Review permitting requirements
3. Public infrastructure evaluation
4. Land use and housing analysis

**Task 2 Transportation Impact Study**

1. Collect traffic counts at 17 intersections
2. Calculate trip generation/distribution
3. Estimate future traffic growth
4. Existing intersection operation conditions
5. Future intersection operating conditions
6. Prepare a "Traffic Impact Study Report"

2012  
 WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT  
 PUBLIC FACILITIES GRANT CONTRACT  
 BETWEEN THE  
 WISCONSIN DEPARTMENT OF ADMINISTRATION  
 AND THE  
 CITY OF MARINETTE

THIS AGREEMENT is entered into by and between the State of Wisconsin Department of Administration, hereinafter referred to as the "Department" or "DOA" and the City of Marinette, hereinafter referred to as the "Grantee." This contract is effective as of the date of both parties' signature.

WHEREAS, the United States Government, through the Housing and Community Development Act of 1974, as amended, has established the Community Development Block Grant (CDBG) Program and authorized each State to administer the program for non-entitlement areas; and

WHEREAS, the State of Wisconsin through the Wisconsin Economic Development Corporation (WEDC) has received and reviewed a funding application, and recommended approval to the Department; and

WHEREAS, the Department has approved WEDC's recommendation of the Grantee's application; and

WHEREAS, the Grantee has been provided an Implementation Manual on the rules and regulations on administering the CDBG program.

NOW, THEREFORE, the Department agrees to grant Five Hundred Six Thousand Dollars (\$506,000) of CDBG funds to the Grantee for work performed on the project during the period of August 16, 2012 through September 31, 2014, subject to the following conditions:

1. BUDGET

The Grantee shall spend the CDBG funds as follows:

| BUDGET CODE   | ACTIVITY        | CDBG AMOUNT | MATCH AMOUNT | EDA Grant    | TOTAL        |
|---------------|-----------------|-------------|--------------|--------------|--------------|
| 430           | Streets         | \$ 500,000  | \$ 476,715   | \$ 976,714   | \$ 1,953,429 |
| 130           | Administration  | 6,000       | 14,000       |              | \$ 20,000    |
| 460           | Water           | -           | 223,594      | 223,594      | \$ 447,188   |
| 431           | Curb and Gutter | -           | 33,702       | 33,701       | \$ 67,403    |
| 420           | Sanitary Sewer  | -           | 71,417       | 71,418       | \$ 142,835   |
| 253           | Storm Sewer     | -           | 64,776       | 64,777       | \$ 129,553   |
| 230           | Engineering     | -           | 217,365      | 217,365      | \$ 434,730   |
| TOTALS        |                 | \$ 506,000  | \$ 1,101,569 | \$ 1,587,569 | \$ 3,195,138 |
| Funding Ratio |                 | 16%         | 34%          | 50%          |              |

Matching Funds Ratio: The Grantee shall provide a minimum of \$5.31 of Match funds for each \$1.00 of CDBG funds granted under this contract.

Construction Costs: Match funds may be moved between construction line items in the budget without the Department's approval. The expenditure of the CDBG funds is limited to facilities owned and operated by the Grantee.

☒ GRANT ☐ COOPERATIVE AGREEMENT

**FINANCIAL ASSISTANCE AWARD**

AWARD PERIOD  
From date of approval to 48 months after approval

RECIPIENT NAME  
City of Marinette

AWARD NUMBER  
06-01-05802

STREET ADDRESS  
1905 Hall Ave.

FEDERAL SHARE OF COST  
\$ 2,277,350

CITY, STATE, ZIP CODE  
Marinette, WI 54143

RECIPIENT SHARE OF COST  
\$ 2,277,350

AUTHORITY  
Public Works and Economic Development Act of 1965 (42 U.S.C. 3121 et seq.), as amended, including the comprehensive amendments made by the Economic Development Administration Reauthorization Act of 2004 (P.L. 108-373)

TOTAL ESTIMATED COST  
\$ 4,554,700

**CFDA NO. AND PROJECT TITLE**

11.300 Investments for Public Works and Economic Development Facilities: Main and Stanton Street Upgrades and Reconstruction

| BUREAU | FUND | PCFY | PROJECT-TASK | ORGANIZATION | OBJECT CLASS |
|--------|------|------|--------------|--------------|--------------|
| EDA    | 40   | 13   | 05802-00     | 06           | 411000       |

This Award approved by the Grants Officer is issued in triplicate and constitutes an obligation of Federal funding. By signing the three documents, the Recipient(s) agrees to comply with the Award provisions checked below and attached. Upon acceptance by the Recipient(s), two signed Award documents shall be returned to the Grants Officer and one document shall be retained by the Recipient(s). If not signed and returned without modification by the Recipient(s) within 30 days of receipt, the Grants Officer may unilaterally terminate this Award.

- ☒ Department of Commerce Financial Assistance Standard Terms and Conditions (January 2013)
- ☒ Special Award Conditions
- ☒ Line Item Budget
- ☐ 15 CFR Part 14, Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, Other Nonprofit, and Commercial Organizations
- ☒ 15 CFR Part 24, Uniform Administrative Requirements for Grants and Agreements to State and Local Governments
- ☐ OMB Circular A-21, Cost Principles for Educational Institutions
- ☒ OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments
- ☐ OMB Circular A-122, Cost Principles for Nonprofit Organizations
- ☐ 48 CFR Part 31, Contract Cost Principles and Procedures
- ☒ OMB Circular A-133, Audits of States, Local Governments, and Nonprofit Organizations
- ☒ Other(s): EDA Standard Terms and Conditions for Construction (March 2013)

SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER

TITLE

DATE

TYPED NAME AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

TITLE

DATE

*[Signature]*

*Regional Director*

*3/13/2013*

*Denise J. Bullock*

*Mayor*

*3-22-13*

**Attachment C**  
**Community Support Letters**



January 16, 2014

Ms. Denise Ruleau; Mayor  
City of Marinette  
1905 Hall Avenue  
Marinette, WI 54143-1716

Environmental Management Support, Inc.  
Attention: Mr. Don West  
8601 Georgia Avenue  
Silver Spring, MD 20910

Dear Mayor Ruleau and Mr. West:

The Northeast Technical College (NWTC) understands that the City is continuing efforts to revitalize our downtown and to improve the riverfront and Menekaunee area by seeking U.S. EPA funding to assess and cleanup blighted properties in the downtown. As you now know, hundreds of current and future shipbuilders are being trained in Marinette through a contract with NWTC. NWTC will provide hundreds of thousands of hours of training to new hires and current workers, training over 1,000 new workers. This training will be provided at the NWTC downtown Marinette campus and at the new \$3 million NWTC North Coast Marine Manufacturing Center which opened in 2012, on Main Street in Marinette. These new "trainees" need more places to live and play and NWTC is committed to assisting the City in its quest to redevelop Brownfield sites for future workforce housing, business startups, and commercial ventures supporting renewed job growth at Marinette Marine Corporation (MMC).

NWTC is writing in support of the City's EPA Brownfield Revitalization and Assessment Grant application for our downtown riverfront and Menekaunee Harbor area. Our organization understands the City is seeking a \$400,000 grant to conduct a community-wide brownfield assessment of hazardous substance and petroleum contaminated sites that fall within an area known as the downtown Marinette Riverfront and Menekaunee Harbor Revitalization Brownfield District. As we understand the EPA grant application, the City would use the funds to plan for, assess, and ultimately cleanup blighted and contaminated properties in and around the downtown riverfront and Menekaunee Harbor. Our College has a particular interest in plans for the cleanup and redevelopment of the properties in our downtown area.

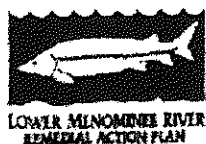
We support the City's commitment to planning, implementing, and completing revitalization projects important to the community along our downtown river corridor. We are very familiar with the proposed project area and will vouch for the need to address site specific and nonpoint source contaminants, and more importantly the need to revitalize this area for the benefit of the community. We believe investment of additional resources in this area will enhance and support our mission of educating and training our new workforce and provide opportunities to create new housing and public space as well in support of the thousands of new trainees moving into the City of Marinette.

Our organization therefore strongly supports this grant application.

Sincerely,

*Jan Scoville*

Jan Scoville  
Campus Dean, NWTC Marinette



## Lower Menominee River Remedial Action Plan Citizens Advisory Committee

The Lower Menominee River: A Great Lakes Area of Concern

September 30, 2013

Steve Galarneau  
Wisconsin Department of Natural Resources  
Director, Office of the Great Lakes  
PO Box 7921  
101 S Webster Street  
Madison, WI 53703-7921

**Subject: Support for Implementation of Menekaunee Harbor Restoration Project**

Mr. Galarneau,

The members of the Citizens Advisory Committee for the Lower Menominee River Area of Concern are writing to express our support for the Wisconsin Department of Natural Resources and City of Marinette's effort to complete the Menekaunee Harbor restoration project. The Citizens Advisory Committee is composed of local concerned citizens, industry leaders, and governmental representatives representing a balanced viewpoint of Marinette, WI & Menominee, MI. We are tasked with assisting resource agencies with removing designated beneficial use impairments in the AOC. Completing the proposed work will result in notable progress towards removing four of the remaining five beneficial use impairments in the Lower Menominee River AOC.

Representatives of the consulting firm developing restoration plans gathered input from members of the Citizens Advisory Committee early during plan development. Members also participated in the City Council meeting and public input session. The Committee is pleased to see planning efforts moving forward that incorporate stakeholder feedback.

Please continue to keep the Committee aware of upcoming input and volunteer opportunities so that we may continue to assist. We hope that this project is funded in a timely fashion to maintain the current momentum towards completing all management actions in the AOC.

Thank you for your commitment to restoring beneficial uses the Lower Menominee River Area of Concern!

Sincerely,

Mark Erickson, Michigan Co-chair  
[merickson@lloydflanders.com](mailto:merickson@lloydflanders.com)

Steve Zander, Wisconsin Co-chair  
[szander@placeperfectrealty.com](mailto:szander@placeperfectrealty.com)

C.C. Ben Uvaas, WDNR  
Sharon Baker, MDEQ

January 10, 2014

Ms. Denise Ruleau; Mayor  
City of Marinette  
1905 Hall Avenue  
Marinette, WI 54143-1716

Environmental Management Support, Inc.  
Attention: Mr. Don West  
8601 Georgia Avenue  
Silver Spring, MD 20910

Dear Mayor Ruleau and Mr. West:

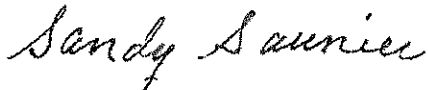
The Menekaunee Oldtimers Club was founded in (year) to that support Menekaunee Heritage and to improve the Menekaunee area by holding fund raisers to financially support improvement efforts around the Menekaunee Harbor area. Our organization seeks to revitalize this historic neighborhood and environmental and cultural resource in our "City by the Bay" of Marinette. This is accomplished through Neighbors and residents working together with the City and State partners to reinvigorate this area which has such a rich history in our City. Neighborhood fund raisers and in kind service activities have helped us accomplish many great achievements in the Menekaunee Harbor neighborhood.

Menekaunee Oldtimers Club is writing in support of the City's' EPA Brownfield Revitalization and Assessment Grant application for our downtown riverfront and Menekaunee Harbor area. Our organization understands the City is seeking a \$400,000 grant to conduct a community-wide brownfield assessment of hazardous substance and petroleum contaminated sites that fall within an area known as the downtown Marinette Riverfront and Menekaunee Harbor Revitalization Brownfield. As we understand the EPA grant application, the City would use the funds to plan for, assess, and ultimately cleanup blighted and contaminated properties in and around Menekaunee Harbor. We CAN'T WAIT to contribute to this noble effort!!

Our organization has a particular interest in plans for the cleanup and redevelopment of the properties located adjacent to and around the Menekaunee harbor Revitalization Brownfield area. We hope to build off our annual fundraising picnic at Red Arrow Park which has raised funds to implement many community park restorations, new shelters, fences and amenities near the harbor. In support of your brownfield revitalization efforts, we will support the City through continued and enhanced Menekaunee Harbor Neighborhood fund raising efforts (e.g. Our annual picnic fundraiser, etc) and assist the City with public outreach efforts to promote the revitalization efforts by the City and use the public meeting forums to support your efforts to bring this historic area and harbor town area back into productive reuse.

Our organization therefore strongly supports this grant application. Thank you for consideration of our support.

Sincerely,



Sandy Saunier, President  
Oldtimers Group Representative



**Resolution in Support of the City of Marinette's  
EPA Brownfield Revitalization and Assessment Grant**

**WHEREAS** the Marinette Menominee Area Chamber of Commerce supports economic growth, well-maintained infrastructure, and tourism efforts that significantly impact the Marinette-Menominee county area it therefore supports the City of Marinette's EPA Brownfield Revitalization and Assessment Grant application.

**ACKNOWLEDGING THAT** the City of Marinette has sole responsibility for evaluating information in determining costs, permits and securing necessary funding for the downtown, riverfront and Menekaunee Harbor projects;

**THEREFORE BE IT RESOLVED**, if and when The City of Marinette meets all requirements to execute action on this initiative the Marinette Menominee Area Chamber of Commerce will pledge its support and will encourage similar support from local and state elected officials and business leaders for this effort which is expected to enhance the continued economic growth of our region.

Patrick O'Hara

President, Board of Directors  
Marinette Menominee Area Chamber of Commerce

Dated this day 16<sup>th</sup> day of January, 2014

## Special Considerations Check list

## City of Marinette, WI – Combined EPA Brownfield Petroleum and Hazardous Materials Assessment Grant

### Other Factors Checklist

Please identify (with an x) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land:
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☒ Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress. **Marinette County has also experienced four natural disasters within the last five years that have caused significant economic and environmental distress. The U.S. Department of Agriculture (USDA) designated Marinette and other Wisconsin counties as primary natural disaster areas in July of 2013, November of 2012, July of 2012, and September of 2009. The July 2013 designation was due to damages and losses caused by the combined effects of excessive rain, excessive snow, and multiple periods of thawing and refreezing, resulting in winterkill that occurred January 1 to May 21, 2013. The November 2012 designation was due to unseasonably warm weather followed by frost and freezes that occurred March 1 to June 11, 2012. The July 2012 designation was due to losses to maple syrup production caused by an unseasonably early thaw, unseasonable warm nights, and excessive heat that occurred from January 23 to March 31, 2012. The September 2009 designation was due to losses caused by a drought that began in March 2009. See Page 4.**
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. **(DOT TEA Grant \$682,371; HUD CDBG \$506,000; EDA grant \$2,277,350; WDNR Menekaunee Harbor Dredge Grant \$1,135,596; Wis. DNR Ready for Reuse Cleanup Grant \$59,000; ARRA Stimulus Petro. Cleanup Grant \$92,646; WI DNR Site Assessment Grant \$30,000; Wis. Depart. of Commerce Blight Elimination Brownfield Redevelopment Grant \$190,000 Hometowne Square, LLC; Wis. Depart. of Commerce Blight Elimination Brownfield Redevelopment Grant Hattie Street BF Redevelopment \$431,500; Wis. Depart. of Commerce Planning Grant \$25,000; (GLRI/EPA Menekaunee Harbor Cleanup Grant \$5.1 million - PENDING) See Page 8 in narrative.**
- ☒ Community experiencing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions. **(Marinette Marine Corporation, layoff of 226 workers on 9/22/2008; Marinette Marine**

**Corp. layoff of 200 workers on 03/14/2009; Aerial Company, Inc., 87 workers laid off, April 7, 2011.) See page 3 in narrative.**

- ☐ Project is primarily focusing on Phase II assessments
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☐ Community is implementing green remediation plans.
- ☐ Climate Change